

2025

TAX INCREMENT FINANCING IN MISSOURI

Local TIF Project Information and Financial Data



January 30, 2026

MISSOURI DEPARTMENT OF
REVENUE

2025 Annual Report Summary

Local Tax Increment Financing Projects in Missouri

January 30, 2026

All information is obtained from reports submitted by the authorizing municipalities and is current as of 01/30/2026. The Department of Revenue does not endorse the accuracy of the information submitted. The Department of Revenue did not alter or change any content filed by the municipalities.

1. Number of projects reporting:	355
a. "Blight" designation:	224
b. "Conservation Area" designation:	43
c. "Blight and Economic Development" designation:	43
d. "Economic Development Area" designation:	16
e. "Blight, Conservation Area, and Economic Development Area" designation:	24
f. "Blight and Conservation Area" designation:	4
g. "Conservation Area and Economic Development Area" designation:	1
h. Status not designated in report:	0
2. Number of different municipalities reporting:	84
3. Number of new jobs:	
Estimated:	166,241
Created to Date:	87,057
4. Number of retained jobs:	
Estimated:	24,874
Retained to Date:	8,294
5. Total PILOTS and EATs received since inception:	\$3,694,284,956
6. Total anticipated TIF-reimbursable project costs:	\$7,801,153,175
7. Total anticipated project costs:	\$39,687,386,077

8. Total expenditures for TIF-eligible project costs by category:

a. Public infrastructure:

i. Since Inception:	\$782,399,454
ii. Report Period:	\$5,613,412

b. Site development:

i. Since Inception:	288,231,555.40
ii. Report Period:	\$11,129,411

c. Rehabilitation of existing buildings:

i. Since Inception:	\$682,726,652
ii. Report Period:	\$11,129,411

d. Acquisition of land or buildings:

i. Since Inception:	\$313,967,289
ii. Report Period:	\$12,523,014

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):

i. Since Inception:	\$853,637,970
ii. Report Period:	\$24,290,163

f. P & I payments on outstanding bonded debt:

i. Since Inception:	\$2,517,644,882
ii. Report Period:	\$112,012,518

g. Reimbursement to developers for eligible costs:

i. Since Inception:	\$1,587,540,276
ii. Report Period:	\$98,659,084

h. Reimbursement to municipalities for eligible costs:

i. Since Inception:	\$215,317,589
ii. Report Period:	\$6,413,182

9. Original assessed real property value of project: \$764,289,735

10. Assessed real property value at the end of the reporting period: \$2,236,319,690

Belton

Cedar Tree TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,204,772.96 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$449,863.18 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,734,203.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$233,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,967,703.00

Anticipated TOTAL Project Costs: \$12,513,370.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 9

Belton

Cedar Tree TIF Redevelopment Plan

Contact Agency: Belton

Contact Phone: 8163314331

Developer(s): I-49

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 11/1/2015

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, renovation of approximately 92,000 squarefeet of retail space, improvements to landscaping, enhancement of roadways, and construction andreconstruction of support facilities.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Southtowne Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,648,554.83 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,915,456.31 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,750,856.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,750,856.00

Anticipated TOTAL Project Costs: \$82,889,906.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Southtowne Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 8163314331

Developer(s): Southtowne Assoc-Menard, Inc & Herman Enterprises

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 3/1/2009

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a retail big box store totaling approximately 322,000 square feet, together with all necessary parking , utility and street lighting.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,343,751.07 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,167,987.29 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,008,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,275,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,283,500.00

Anticipated TOTAL Project Costs: \$27,248,992.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Y Highway Market Place TIF Plan

Contact Agency: Belton

Contact Phone: 8163314331

Developer(s): Group Belton, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 12/1/2010

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 132,700 square feet, together with all necessary parking, utility and street lighting.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,192,485.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,605,505.90 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,040,502.00

Property Acquisition and Relocation Costs: \$9,055,889.00

Project Implementation Costs: \$16,808,534.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$81,857,306.00

Anticipated TOTAL Project Costs: \$146,934,020.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Y-Belton Plaza

Contact Agency: Belton

Contact Phone: 8133314331

Developer(s): Y Belton LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 9/1/2007

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping area totaling approximately 318,000 square feet, together with all necessary parking, utility and stree lighting. In addition, significant public infrastructure improvements in the northwest corner of the Y Highway Corridor , includinng constructing a part of Markey Parkway.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bethany

Northwest Interstate Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$230,977.84 As of: 2/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$874,986.41 Amount on Hand: \$214,928.86

Economic Activity Taxes:

Total received since inception: \$604,017.88 Amount on Hand: \$16,048.98

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$1,383,561.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bethany

Northwest Interstate Plan

Contact Agency: Bethany

Contact Phone: 660-425-6711

Developer(s): na

Senate District: 12th

House District: 3rd

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Construct public improvements in two phases 1street 2water, sewer, electric & gas services

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	60	Actual to Date:	60
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Blue Springs

Adams Farm Tax Project A, B, &C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,313,128.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$18,448,763.00 Amount on Hand: \$1,204,910.00

Economic Activity Taxes:

Total received since inception: \$32,577,769.00 Amount on Hand: \$3,108,219.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,530,722.00

Property Acquisition and Relocation Costs: \$5,221,829.00

Project Implementation Costs: \$5,837,649.00

Other: \$3,238,121.00

Other: \$3,626,775.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,455,097.00

Anticipated TOTAL Project Costs: \$138,399,688.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Adams Farm Tax Project A, B, &C

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Development Three Inc
Senate District: 8
House District: 32
Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Projects A, B, and C will consist of retail space, anchor stores, a number of mid-sized stores, smaller retail shops, restaurants and pad sites available for commercial use. Public infrastructure improvements include the widening and construction of new traffic lanes on Adams Dairy Parkway, Coronado Drive, R.D. Mize Road and adjustments to the off-ramp from U.S. Interstate 70.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1579	Actual to Date:	1196
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Number of Retained Jobs:

Projected:	0	Actual to Date:	32
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Blue Springs

Woods Chapel TIF , Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$209,909.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,246,885.00 Amount on Hand: \$135,914.00

Economic Activity Taxes:

Total received since inception: \$633,122.00 Amount on Hand: \$73,995.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,318,264.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$591,800.00

Other: \$774,359.00

Other: \$152,750.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,837,173.00

Anticipated TOTAL Project Costs: \$19,185,046.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF , Project 1

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners LLC

Senate District: 8

House District: 30

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	29
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Blue Springs

Woods Chapel TIF, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,486,713.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$22,244.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,508,957.00

Anticipated TOTAL Project Costs: \$15,833,459.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Blue Springs

Woods Chapel TIF, Project 2

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners LLC

Senate District: 8

House District: 30

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

Woods Chapel TIF, Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$137,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$146,242.00

Anticipated TOTAL Project Costs: \$1,894,355.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Blue Springs

Woods Chapel TIF, Project 3

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners LLC

Senate District: 8

House District: 30

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Branson

Aquarium at the Boardwalk Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$502,645.04 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,920,840.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,788,000.00

Property Acquisition and Relocation Costs: \$684,786.00

Project Implementation Costs: \$2,527,214.00

Other: \$404,227.81

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$53,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Branson

Aquarium at the Boardwalk Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8553
Developer(s): Branson Entertainment Center - Branson, LLC
Senate District: 29
House District: 156
Original Date Plan/Project Approved: 2/1/2019

Plan Description:

Public improvements include construction of an approximately 46,000 sq. ft. aquarium and related amenities, partial demolition of existing structures and improvements, and site improvements throughout the full tract.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$12,808,792.59 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$86,256,461.38 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,865,799.00

Property Acquisition and Relocation Costs: \$19,234,509.00

Project Implementation Costs: \$3,899,672.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$48,000,000.00

Anticipated TOTAL Project Costs: \$119,495,634.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Branson

Branson Hills Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8553
Developer(s): Ozark Diversified Development Co
Senate District: 29
House District: 156
Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Project 1 - 41.32 acres for the construction of approximately 290,000 sq. ft. of retail space for a Home Depot, Target, TJ Max and six out-parcels. Project 2 & 3 - 100 acres for the construction of approximately 606,825 sq. ft. shopping center to include Walmart, Kohl's and eight out-parcels.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1220	Actual to Date:	1220
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Number of Retained Jobs:

Projected:	1220	Actual to Date:	1220
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Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$22,051,120.60 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$93,422,364.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$36,974,980.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: \$55,345,520.00

Other: \$1,500,000.00

Other: \$15,600,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$148,440,048.00

Anticipated TOTAL Project Costs: \$148,440,048.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

Branson

Branson Landing Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8553

Developer(s): HCW Development Company

Senate District: 29

House District: 156

Original Date Plan/Project Approved: 1/1/2003

Plan Description:

Public improvements include construction of an approximately 220,000 sq. ft. convention center, a new town square and themed boardwalk along Lake Taneycomo multi-level parking garage, street utility and bridge improvements, etc. Private included 450,000 sq. ft. anchor retail, two hotels and waterfront condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1978	Actual to Date:	1978
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Number of Retained Jobs:

Projected:	1978	Actual to Date:	1978
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Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$9,768,278.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,135,251.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,400,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,250,000.00

Anticipated TOTAL Project Costs: \$46,340,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 6

Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

Contact Agency: Brentwood
Contact Phone: 3149636704
Developer(s): MLP Hanley Station LLP
Senate District: 24
House District: 73
Original Date Plan/Project Approved: 4/1/2003

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accomodate a mix-use project incorporating residential and retail spaces. The Redevelopment Project includes condominiums, retail space, a hotel and parking garages.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Meridian Project (Hanely/Eager TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$16,753,337.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,118,169.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,600,000.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,600,000.00

Anticipated TOTAL Project Costs: \$133,683,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 6

Brentwood

Meridian Project (Hanely/Eager TIF)

Contact Agency: Brentwood
Contact Phone: 3149636704
Developer(s): Eager Road Associates, LLC
Senate District: 24
House District: 73
Original Date Plan/Project Approved: 12/1/2000

Plan Description:

This is a mixed-use Redevelopment Project of retail and office space including surface and structured parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	905
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bridgeton

Hilltop Plaza Redevelopment Area (T3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$233,411.10 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,269,524.09 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$34,500,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Bridgeton

Hilltop Plaza Redevelopment Area (T3)

Contact Agency: Bridgeton
Contact Phone: (314) 739-7500
Developer(s): THF Rock Road Development
Senate District: 024 - T. McCreery, 014 - B. Williams
House District: 070-S. Boykin, 072-D. Clemens, 073-R. Proudie
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The creation of a shopping destination built & arranged in a manner consistent with contemporary development standards for commercial thoroughfares such as St. Charles Rock Road. All of the existing buildings will be demolished with the Redevelopment Area redeveloped to contain a new major retailer Lowe's and well positioned out-parcels.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	150
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Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,011.94 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$1,011.94

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,277,725.00

Property Acquisition and Relocation Costs: \$2,741,774.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,847,678.00

Anticipated TOTAL Project Costs: \$119,692,880.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton

Contact Phone: 573.346.3600

Developer(s): Oak Ridge Landing Development Company

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 3/1/2007

Plan Description:

Construction of approximately 764,000 sq ft of retail space - tenants yet to be determined

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	800	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Blue Springs

White Oak TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,131,384.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,015,815.00 Amount on Hand: \$551,375.00

Economic Activity Taxes:

Total received since inception: \$3,447,057.00 Amount on Hand: \$580,009.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117,581.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,461,224.00

Other: \$1,773,247.00

Other: \$522,500.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,874,552.00

Anticipated TOTAL Project Costs: \$49,639,471.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Blue Springs

White Oak TIF

Contact Agency: City of Blue Springs

Contact Phone: 816-228-0106

Developer(s): Development Associates LLC

Senate District: 8

House District: 31

Original Date Plan/Project Approved: 11/1/2014

Plan Description:

The Project includes 1 acquisition of all property rights by the Developer, 2 demolition of existing buildings located therein, 3 completion of substantial site work and infrastructure improvements, 4 construction of an approximately 85,000 SF grocery store Project B, 5 construction of approximately 19,250 SF of additional commercial space, and 6 construction of an approximately 180-unit senior housing complex Project A.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	191
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CITY OF COLUMBIA

BROADWAY HOTEL PHASE TWO REDEVELOPMENT PLAN

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,814,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,064,949.00

Anticipated TOTAL Project Costs: \$20,250,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

CITY OF COLUMBIA

BROADWAY HOTEL PHASE TWO REDEVELOPMENT PLAN

Contact Agency: CITY OF COLUMBIA

Contact Phone: 5738747444

Developer(s): Broadway Lodging Two, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 12/1/2017

Plan Description:

Demolition of existing building and construction of approximately 73,000 sq. feet, eight story hotel structure. Site improvements, new infrastructure, ingress/egress improvements and landscaping enhancements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	37	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$79,240.25 As of: 11/9/2025

Payments in Lieu of Taxes:

Total received since inception: \$15,294,270.70 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$343,820.43 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: City of Eureka

Contact Phone: 636-938-5233

Developer(s): CV Eureka

Senate District: 26

House District: 89

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

Retail and residential see file.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Independence

Independence Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,078,580.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,667,248.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$558,738.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$629,625.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$5,666,624.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,296,249.00

Anticipated TOTAL Project Costs: \$22,203,161.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Independence

Independence Square

Contact Agency: City of Independence
Contact Phone: 8163257830
Developer(s): City of Independence Initiated
Senate District: 11
House District: 21
Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Public improvements include beautification and new streetscapes. In the future, facade and structural improvements to privately owned buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	Actual to Date:	17
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Number of Retained Jobs:

Projected:	70	Actual to Date:	0
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City of Independence

Marketplace Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$55,856.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$791,366.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,357,617.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,275,000.00

Property Acquisition and Relocation Costs: \$3,500,000.00

Project Implementation Costs: \$215,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,990,000.00

Anticipated TOTAL Project Costs: \$33,920,842.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Independence

Marketplace Shopping Center

Contact Agency: City of Independence
Contact Phone: 8163257830
Developer(s): WNQE Independence VI
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 4/1/2016

Plan Description:

The Redevelopment Plan was to renovate the existing Market Place Shopping Center and construct site improvements to upgrade the shopping center and demolish the existing hotel, replacing it with suitable retail establishments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Joplin
1717 Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,097,315.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,362,730.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,339,491.00

Property Acquisition and Relocation Costs: \$1,631,786.00

Project Implementation Costs: \$275,000.00

Other: \$3,672,456.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,918,733.00

Anticipated TOTAL Project Costs: \$51,365,168.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Joplin

1717 Marketplace

Contact Agency: City of Joplin

Contact Phone: 4176240820

Developer(s): WBB, LLC

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 1/1/2005

Plan Description:

The Redevelopment Plan called for the redevelopment of the approximate 38.8 acres from vacant and deteriorating property into individual commercial developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	397	Actual to Date:	157
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Number of Retained Jobs:

Projected:	0	Actual to Date:	200
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City of Joplin

32nd Street Place TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$23,635.18 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$235,031.27 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,485,460.00

Property Acquisition and Relocation Costs: \$15,281,866.00

Project Implementation Costs: \$1,865,612.00

Other: \$5,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,132,938.00

Anticipated TOTAL Project Costs: \$188,866,247.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Joplin

32nd Street Place TIF

Contact Agency: City of Joplin

Contact Phone: 4176240820

Developer(s): Woodsonia Joplin LLC

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 12/1/2020

Plan Description:

The Redevelopment Plan includes the construction of a new shopping center anchored by Menards Home Improvement, a Movie Theater Complex, 52,220 square feet of retail and commercial space, 300 multi-family apartments, the former Holiday Inn site and the renovation of 8,600 square feet of office space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Joplin

Northpark Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,370,900.00

Property Acquisition and Relocation Costs: \$1,450,000.00

Project Implementation Costs: \$275,000.00

Other: \$5,853,134.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,949,034.00

Anticipated TOTAL Project Costs: \$60,605,767.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Joplin

Northpark Crossing

Contact Agency: City of Joplin

Contact Phone: 4176240820

Developer(s): MRV

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 6/1/2004

Plan Description:

The Redevelopment Plan called for the redevelopment of the approximate 31.08 acres into individual redevelopment project areas. The redevelopment of this area accomplishes the goals of the City for infill retail development. There are shopping areas to both the north and west providing some retail choices for consumers. Redevelopment of this area has created synergy among all three districts.

Plan/Project Status: District Dissolved

Area Type: Conservation

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Joplin

Recovery TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$11,253,491.41 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,913,665.12 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000,000.00

Property Acquisition and Relocation Costs: \$30,000,000.00

Project Implementation Costs: \$250,000.00

Other: \$13,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,000,000.00

Anticipated TOTAL Project Costs: \$807,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Joplin

Recovery TIF

Contact Agency: City of Joplin

Contact Phone: 4176240820

Developer(s): Joplin Redevelopment Corporation

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

Following an EF-5 tornado that damaged or destroyed 30 of the community, the Redevelopment Plan called for the redevelopment of the approximate 3,100 acres in order to facilitate the recovery and economic revitalization of the area. The projects included land acquisition, market rate housing, affordable housing, and a new library.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Kansas City, MO

I29 & I-435 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,932,053.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,906,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,836,063.00

Anticipated TOTAL Project Costs: \$55,858,613.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Kansas City, MO

I29 & I-435 TIF Plan

Contact Agency: City of Kansas City, MO
Contact Phone: (816) 691-2109
Developer(s): Kansas City Airport Parking, LLC
Senate District: 34
House District: 13
Original Date Plan/Project Approved: 3/1/2024

Plan Description:

The Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately of retail space & related street, parking improvements, and necessary infrastructure improvements.

Plan/Project Status: Starting-Up

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Kansas City, MO

Linwood Shopping Center TIF Plan - Projects 4 & 5

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$14,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$118,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,046,782.00

Other: \$1,044,230.00

Other: \$1,830,527.00

Other: \$180,068.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,101,607.00

Anticipated TOTAL Project Costs: \$12,274,276.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Kansas City, MO

Linwood Shopping Center TIF Plan - Projects 4 & 5

Contact Agency: City of Kansas City, MO

Contact Phone: (816) 691-2109

Developer(s): Linwood Shopping Center Redevelopment Company, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 6/1/2016

Plan Description:

The Plan provides for the construction of approx. 64,580 sq. ft. of retail space, including a grocery store, parking and all necessary appurtenances and utilities to support the development. Project 4 contemplates approximately 55,000 square feet of retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	9	Actual to Date:	135
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Number of Retained Jobs:

Projected:	28	Actual to Date:	0
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City of Kansas City, MO

West Bottoms TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,162,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$275,000.00

Other: \$1,437,500.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,875,000.00

Anticipated TOTAL Project Costs: \$526,700,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Kansas City, MO
West Bottoms TIF Plan

Contact Agency: City of Kansas City, MO
Contact Phone: (816) 691-2109
Developer(s): City of Kansas City, MO
Senate District: 7
House District: 19
Original Date Plan/Project Approved: 3/1/2024

Plan Description:

Construction public infrastructure improvements, including without limitation, sanitary and storm sewers, utilities, sidewalks, and necessary infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Lee's Summit

I-470 and View High Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,741,157.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$8,372,570.00

Other: \$1,200,000.00

Other: \$13,900,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,213,727.00

Anticipated TOTAL Project Costs: \$245,105,139.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Lee's Summit

I-470 and View High Tax Increment Financing Plan

Contact Agency: City of Lee's Summit

Contact Phone: 8169691105

Developer(s): Paragon Star LLC

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 3/1/2016

Plan Description:

Project Area 1 contains approximately 130 acres. The plan is to construct multi-sports fields, a clubhouse, multifamily residential, office space, retail space, and a hotel.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Lee's Summit

Village at View High Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,596,797.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,058,000.00

Other: \$321,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,975,797.00

Anticipated TOTAL Project Costs: \$68,983,669.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Lee's Summit

Village at View High Tax Increment Financing Plan

Contact Agency: City of Lee's Summit

Contact Phone: 8169691105

Developer(s): Parrot Properties LLC

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 8/1/2017

Plan Description:

The Project includes improvements to Kessler Street, and the intersection of Third Street and View High Drive. Also, construction of a detention pond for storm water, and the extension of water and sanitary sewer lines.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Maplewood

Ambride Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,420,120.60 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$519,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$519,000.00

Anticipated TOTAL Project Costs: \$5,316,074.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Maplewood

Ambride Commons

Contact Agency: City of Maplewood

Contact Phone: 3146463604

Developer(s): Dennis Norman

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Demolition of the old Bruce School building and construction of 20 townhouses each with 3 bedrooms, 2.5 baths, and a 2 car garage

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Maryland Heights

Westport Plaza Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$11,817,698.00 Amount on Hand: \$1,674,737.00

Economic Activity Taxes:

Total received since inception: \$12,379,996.00 Amount on Hand: \$419,865.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,700,000.00

Anticipated TOTAL Project Costs: \$95,892,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Maryland Heights

Westport Plaza Redevelopment

Contact Agency: City of Maryland Heights

Contact Phone: 314-291-6550

Developer(s): LHM

Senate District: 24

House District: 71

Original Date Plan/Project Approved: 11/1/2015

Plan Description:

The project will provide for investment and infrastructure and redevelopment of the Plaza as well as a tower for World Wide Technology Headquarters.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Moline Acres

St. Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

City of Moline Acres

St. Cyr Road Redevelopment Project

Contact Agency: City of Moline Acres
Contact Phone: 314-868-2433
Developer(s): St Cyr Investment Company
Senate District: 013
House District: 069
Original Date Plan/Project Approved: 1/1/2004

Plan Description:

The purpose of the Redevelopment Plan was to reduce or eliminate certain conditions, the existence of which qualified the Redevelopment Area to be a Blighted Area in accordance with the TIF Act, and enhance the tax base of the taxing districts within the area.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Olivette, Saint Louis County

Gateway I-170

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,613.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$574,674.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$85,651.00 Amount on Hand: \$17,211.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,820,000.00

Property Acquisition and Relocation Costs: \$13,500,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,320,000.00

Anticipated TOTAL Project Costs: \$151,400,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 16

City of Olivette, Saint Louis County

Gateway I-170

Contact Agency: City of Olivette, Saint Louis County

Contact Phone: 314-993-0444

Developer(s): Keat Properties, LLC dba Keat Olivette Gateway LLC

Senate District: 24

House District: 88

Original Date Plan/Project Approved: 4/1/2017

Plan Description:

The Plan envisions the construction of retail, dining, entertainment, office, hotel, and/or other commercial and multi-family residential uses as well as surface and structured parking. The Plan is intended to eliminate or mitigate the conditions that qualify the area as a blighted area, create a desirable gateway into the City and provide a catalyst for other development along Olive Blvd.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Parkville

Creekside

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$824,613.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$844,930.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$23,208,948.00

Property Acquisition and Relocation Costs: \$2,995,252.00

Project Implementation Costs: \$6,162,166.00

Other: \$1,798,375.00

Other: \$9,574,256.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$43,737,995.00

Anticipated TOTAL Project Costs: \$374,504,818.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Parkville

Creekside

Contact Agency: City of Parkville

Contact Phone: 8167417676

Developer(s): Parkville Development 38, 50, 140, and VVI, LLC

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 4/1/2019

Plan Description:

The plan proposes constructing the following preliminary development plans Old Town At Creekside a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 100 apartment units, one caf, one grocery/market, one hotel and one bank on the southeast quadrant of the interchange 38.12 acres, more or less. Creekside Commons a planned commercial development consisting of 10 lots for three hotels, two restaurants, one quick-serve restaurant, one gas st

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	700	Actual to Date:	525
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Parkville

Parkville Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$134.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,597,513.00 Amount on Hand: \$134.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$601,189.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Parkville

Parkville Commons

Contact Agency: City of Parkville

Contact Phone: 8167417676

Developer(s): River North Development LLC

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 6/1/2002

Plan Description:

The plan expects to construct a shopping center having about 225,000 square feet of retail and commercial space, about 14,000 square feet of office space, and a donation of a 6 to 8 acre site for construction of a community center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Parkville

Parkville Market Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,880.40 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$507,453.44 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$374,174.88 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,666,491.00

Property Acquisition and Relocation Costs: \$843,122.00

Project Implementation Costs: \$696,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,205,613.00

Anticipated TOTAL Project Costs: \$8,859,991.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Parkville

Parkville Market Place

Contact Agency: City of Parkville

Contact Phone: 8167417676

Developer(s): CBC Parkville LLC

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 2/1/2008

Plan Description:

The plan proposes the construction of approximately 33,400 square feet of retail, restaurant and/or other commercial facilities and public and private infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Poplar Bluff

EIGHT POINTS TIF REDEVELOPMENT PLAN

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$28,000,000.00

Project Implementation Costs: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$123,500,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Poplar Bluff

EIGHT POINTS TIF REDEVELOPMENT PLAN

Contact Agency: City of Poplar Bluff
Contact Phone: 573-785-7474
Developer(s): Eight Points Development LLC
Senate District: 25
House District: 152/153
Original Date Plan/Project Approved: 8/1/2012

Plan Description:

The purpose of the Redevelopment Plan was to reduce or eliminate certain conditions, the existence of which qualified the Redevelopment Area to be a Blighted Area in accordance with the TIF Act, and enhance the tax base of the taxing districts within the area. The Project included the demolition and removal of some of the existing buildings and the construction of several new retail and commercial buildings and related site improvements. The major anchor tenants are Menards, Academy Sports and W

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,867,250.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,185,778.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,730,083.00

Property Acquisition and Relocation Costs: \$17,583,544.00

Project Implementation Costs: \$166,666.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,203,251.00

Anticipated TOTAL Project Costs: \$101,303,464.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

City of Raytown

Raytown Live

Contact Agency: City of Raytown
Contact Phone: 816-737-6125
Developer(s): Raytown 350 Investment Group LLC
Senate District: 9
House District: 28
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Construction of a Wal-Mart, parking lot pad sites, off site and onsite public improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	473	Actual to Date:	285
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Number of Retained Jobs:

Projected:	32	Actual to Date:	32
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City of Raytown

Raytown Live and Raytown Live Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$716,735.91 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$788,734.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$918,135.00

Property Acquisition and Relocation Costs: \$2,470,000.00

Project Implementation Costs: \$800,871.52

Other: \$240,000.00

Other: \$144,276.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,500,000.00

Anticipated TOTAL Project Costs: \$13,504,024.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

City of Raytown

Raytown Live and Raytown Live Project 2

Contact Agency: City of Raytown
Contact Phone: 816-737-6125
Developer(s): Raytown 350 Investment Group, LLC
Senate District: 9
House District: 28
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Development of 5 pad sites excluding the current businesses Westlake Ace Hardware and Bank of America. To contain approximately 35,000 square feet of retail and restaurant space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	95	Actual to Date:	60
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Number of Retained Jobs:

Projected:	32	Actual to Date:	32
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City of Richmond Heights

Francis Place RPA 1&4, 2, 3 and Hadley Township

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$423,926.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$13,000,184.00 Amount on Hand: \$308,375.00

Economic Activity Taxes:

Total received since inception: \$16,263,342.00 Amount on Hand: \$115,551.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.00

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,402,194.00

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Richmond Heights

Francis Place RPA 1&4, 2, 3 and Hadley Township

Contact Agency: City of Richmond Heights

Contact Phone: 314-655-3526

Developer(s): CE Boulevard Phase I LLC

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 3/1/2003

Plan Description:

RPA 1 consists of a parking garage with 750 spaces, 110,000SF of retail space and 35 residential units. RPA 4 consists of 5,000 to 6,000 SF of retail and related parking. Except with respect to the application of TIF revenues generated from RPA 4 to the payment of any outstanding TIF Bonds, the developer will have no rights or other obligations to RPA 4.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	340	Actual to Date:	270
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Rolla

I-44 US 63 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,952.00 As of: 11/2/2025

Payments in Lieu of Taxes:

Total received since inception: \$613,564.00 Amount on Hand: \$15.00

Economic Activity Taxes:

Total received since inception: \$1,293,925.00 Amount on Hand: \$75,470.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,050,000.00

Property Acquisition and Relocation Costs: \$150,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,300,000.00

Anticipated TOTAL Project Costs: \$7,695,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

City of Rolla

I-44 US 63 Redevelopment Area

Contact Agency: City of Rolla
Contact Phone: 573-426-6980
Developer(s): Kohls Department Store, Inc.
Senate District: 16
House District: 62
Original Date Plan/Project Approved: 10/1/2010

Plan Description:

The Redevelopment Project is intended to remove certain physical conditions that might qualify the area as blighted in order to facilitate economic development and the physical revitalization of RPI areas 1 and 2. The Redevelopment Plan is composed of strategies to reduce or eliminate blighting conditions and support construction of a 55,000 sq. ft. Kohls store to be located within RPA 1, requiring extensive site improvements. RPA 2 is expected to ultimately support retail or mixed use.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	115	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Sikeston

60 West-Malco

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,867.33 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$915,566.14 Amount on Hand: \$6.65

Economic Activity Taxes:

Total received since inception: \$523,651.83 Amount on Hand: \$8,867.33

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,600,000.00

Anticipated TOTAL Project Costs: \$18,375,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Sikeston

60 West-Malco

Contact Agency: City of Sikeston

Contact Phone: 5734753714

Developer(s): Sikeston Development Co. LLC Cotton Ridge Developm

Senate District: 26

House District: 149

Original Date Plan/Project Approved: 1/1/2015

Plan Description:

Construction on an 8 plex movie theater and provide infrastructure for further commercial development

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	10	Actual to Date:	10
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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City of Sikeston

60 West-RPA-2A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,425.96 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$504,885.25 Amount on Hand: \$9,425.96

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,900,000.00

Anticipated TOTAL Project Costs: \$11,545,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Sikeston

60 West-RPA-2A

Contact Agency: City of Sikeston

Contact Phone: 5734753714

Developer(s): Cotton Ridge Development

Senate District: 25

House District: 149

Original Date Plan/Project Approved: 1/1/2015

Plan Description:

Construction of a 100 room hotel

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	10	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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CITY OF ST. JOHN

ST. JOHN CROSSING TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,080,576.09 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,352,335.67 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$250,000.00

Property Acquisition and Relocation Costs: \$4,535,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,985,000.00

Anticipated TOTAL Project Costs: \$5,645,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 0

CITY OF ST. JOHN

ST. JOHN CROSSING TIF

Contact Agency: CITY OF ST. JOHN
Contact Phone: 3144278700
Developer(s): St. John Crossings, LLC
Senate District: 24
House District: 81
Original Date Plan/Project Approved: 7/1/2001

Plan Description:

Nineteen 19 acres of Blighted Area to be a shopping center anchored by Shop N Save grocery store Schnucks grocery store as of 01/2018. 66,200 sq. ft. with 36,000 sq. ft. of retail space, plus two 2 out parcels and parking for 612 vehicles.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	175	Actual to Date:	230
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of St. Louis

Kingsway Commercial (352-160)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$84,400,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of St. Louis

Kingsway Commercial (352-160)

Contact Agency: City of St. Louis

Contact Phone: 314-657-3773

Developer(s): Kingsway Development, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 11/1/2020

Plan Description:

Project will create mixed-use residential, commercial, and retail north of Delmar Blvd seen as the dividing line between the thriving Central West End and disinvested North St. Louis that is intent on being a catalyst for future development moving north.

Public Infrastructure

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Warrensburg

Keystone & West View Pad Sites Tax Increment Finan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,096,691.71 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$150,985.56 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$364,956.00

Property Acquisition and Relocation Costs: \$2,135,044.00

Project Implementation Costs: \$75,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,575,000.00

Anticipated TOTAL Project Costs: \$2,575,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

City of Warrensburg

Keystone & West View Pad Sites Tax Increment Finan

Contact Agency: City of Warrensburg
Contact Phone: 6602624680
Developer(s): J.W. Franklin Co., and Keystone Hospitality, LLC,
Senate District: 21
House District: 054, 051
Original Date Plan/Project Approved: 10/1/2015

Plan Description:

The Redevelopment Plan proposes the development of an 83 room hotel, four restaurants or fast food businesses, a 10,000 sq. ft. office building and a 3,000 sq. ft. retail building totaling approximately 78,000 sq. ft. The Redevelopment Plan calls for the developer to prepare the pad sites for sale to other owners/developers for construction of the stated uses.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	189	Actual to Date:	105
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Number of Retained Jobs:

Projected:	189	Actual to Date:	73
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Columbia

Regency Hotel Redevelopment Plan and Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,595.54 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,599,377.56 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$461,425.38 Amount on Hand: \$5,595.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,750,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$20,300,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Columbia

Regency Hotel Redevelopment Plan and Project TIF

Contact Agency: Columbia
Contact Phone: 5738747444
Developer(s): Broadway Lodging, LLC.
Senate District: 19
House District: 25
Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Comprehensive redevelopment of the property to include an upscale hotel and associated restaurant, lounge, and meeting space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	39	Actual to Date:	63
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Number of Retained Jobs:

Projected:	23	Actual to Date:	23
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Columbia

TIGER Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,739.81 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$761,176.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$331,380.67 Amount on Hand: \$4,739.81

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$1,350,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,785,000.00

Anticipated TOTAL Project Costs: \$8,925,000.00

Financing Method:

Pay As You Go

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Columbia

TIGER Hotel Redevelopment TIF

Contact Agency: Columbia
Contact Phone: 5738747444
Developer(s): Columbia Hotel Investments, Inc.
Senate District: 19
House District: 25
Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Transform the former hotel from its current use as retirement apartments into a newly renovated boutique style historic lodging facility.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	33	Actual to Date:	109
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Crestwood

Crestwood Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$504,798.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$775,965.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,139,000.00

Property Acquisition and Relocation Costs: \$10,250,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$67,537,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Crestwood

Crestwood Plaza

Contact Agency: Crestwood
Contact Phone: 314-729-4781
Developer(s): Dierbergs Crestwood Crossing LLC
Senate District: 1
House District: 91
Original Date Plan/Project Approved: 3/1/2016

Plan Description:

The Redevelopment Plan envisions a Redevelopment Project consisting of mixed retail and service land uses that would entail the construction of new buildings and site improvements on a portion of the property encompassing approximately 26 acres. Initial development will occur in the largest, western part of the Area comprising multiple buildings to be occupied by retail and service businesses with a supporting central parking area. Additional development components will occupy multiple outlots

a

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Farmington

Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,360,306.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,035,796.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,300,000.00

Anticipated TOTAL Project Costs: \$24,300,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Farmington

Highway 67 Tax Increment Finance District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): Menards

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

One public and one private development project. Public projects include road, right of way, sidewalk, sewer, and storm water construction. Private development project includes retail/commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	337
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Farmington

Karsch Downtown Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,488,732.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,761,158.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$4,500,000.00

Other: \$800,000.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,800,000.00

Anticipated TOTAL Project Costs: \$66,000,000.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Farmington

Karsch Downtown Redevelopment District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): Multiple

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

Redevelopment plan will utilize public activities to alleviate existing conditions. Projects will convert existing deteriorated area, demolish deteriorated and dilapidated buildings and provide area for both public and private buildings. Redevelopment activities in the area will include archaeology/historic preservation, parking improvements, utilities, street, curb & guttering, municipal and county facilities.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	469
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Number of Retained Jobs:

Projected:	0	Actual to Date:	277
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Grain Valley

Grain Valley Marketplace TIF- Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,173.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,318,712.00 Amount on Hand: \$42,462.00

Economic Activity Taxes:

Total received since inception: \$6,356,705.00 Amount on Hand: \$42,711.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,151,212.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$428,788.00

Other: \$75,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,655,000.00

Anticipated TOTAL Project Costs: \$51,038,056.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grain Valley

Grain Valley Marketplace TIF- Project #2

Contact Agency: Grain Valley

Contact Phone: 816-847-6281

Developer(s): Star Acquisitions

Senate District: 11

House District: 32

Original Date Plan/Project Approved: 9/1/2010

Plan Description:

See Attachment 2.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	185	Actual to Date:	170
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley

Grain Valley Marketplace Interchange TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$483,853.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$808,367.00 Amount on Hand: \$187,347.00

Economic Activity Taxes:

Total received since inception: \$2,037,210.00 Amount on Hand: \$296,506.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,365,287.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,365,287.00

Anticipated TOTAL Project Costs: \$7,365,287.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grain Valley

Grain Valley Marketplace Interchange TIF

Contact Agency: Grain Valley

Contact Phone: 816-847-6281

Developer(s): None

Senate District: 11

House District: 32

Original Date Plan/Project Approved: 9/1/2010

Plan Description:

See Attachment 2.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	100	Actual to Date:	100
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Number of Retained Jobs:

Projected:	90	Actual to Date:	90
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Grain Valley

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,971.00 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,822,801.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,906,505.00 Amount on Hand: \$48,971.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,025,000.00

Property Acquisition and Relocation Costs: \$1,150,000.00

Project Implementation Costs: \$367,500.00

Other: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,992,500.00

Anticipated TOTAL Project Costs: \$16,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley

Contact Phone: 816-847-6281

Developer(s): Ward Development

Senate District: 11

House District: 32

Original Date Plan/Project Approved: 6/1/2002

Plan Description:

See attachment 2.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	148	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF # 16 Project Gateway Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,446,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,646,000.00

Anticipated TOTAL Project Costs: \$233,826,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

TIF # 16 Project Gateway Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8165916508

Developer(s): Project Gateway LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 6/1/2016

Plan Description:

14 competitive soccer fields 83,000 SF field house mixed uses, including residential, retail and commercial spaces 540 hotel rooms.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #12-Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,142,330.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$799,492.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$373,131.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,172,623.00

Anticipated TOTAL Project Costs: \$9,862,378.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 21

Grandview

TIF #12-Patel Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8165916508

Developer(s): Balaji Development Corporation

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 6/1/2005

Plan Description:

Construction of hotel and accompanying restaurant White Avenue improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	64	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #13-Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$239,160.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$848,327.00 Amount on Hand: \$45,635.00

Economic Activity Taxes:

Total received since inception: \$3,910,304.00 Amount on Hand: \$196,525.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,903,129.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,903,129.00

Anticipated TOTAL Project Costs: \$62,033,263.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 23

Grandview

TIF #13-Grandview Crossing Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8165916508

Developer(s): 75th Street LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

Redevelop vacant K-Mart building and associated strip mall residential development and redevelopment.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #15-Truman's Landing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$439,005.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,584,887.00 Amount on Hand: \$111,339.00

Economic Activity Taxes:

Total received since inception: \$16,436,077.00 Amount on Hand: \$327,666.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,290,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,290,000.00

Anticipated TOTAL Project Costs: \$57,767,311.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

TIF #15-Truman's Landing Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8165916508

Developer(s): RED Legacy

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 2/1/2012

Plan Description:

Proposed four-phase redevelopment of projects totaling 544,000 SF of grocery, big box, junior anchors and retail, commercial and other leasable space as part of destination retail center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #9-Gateway Commons Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97,112.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,478,258.00 Amount on Hand: \$62,824.00

Economic Activity Taxes:

Total received since inception: \$1,898,354.00 Amount on Hand: \$34,288.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,683,000.00

Property Acquisition and Relocation Costs: \$3,149,000.00

Project Implementation Costs: \$1,975,350.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,807,350.00

Anticipated TOTAL Project Costs: \$48,000,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 23

Grandview

TIF #9-Gateway Commons Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8165916508

Developer(s): Gateway Plaza LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

Develop blighted area add Harley Davidson dealership and various retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Harrisonville

Harrisonville Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$192,095.96 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,940,784.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,175,952.32 Amount on Hand: \$192,095.96

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,520,309.00

Property Acquisition and Relocation Costs: \$2,431,396.00

Project Implementation Costs: \$1,180,204.00

Other: \$1,173,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,304,909.00

Anticipated TOTAL Project Costs: \$47,043,434.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Harrisonville

Harrisonville Marketplace

Contact Agency: Harrisonville
Contact Phone: 816-380-8973
Developer(s): Simmons Investment, Inc.
Senate District: 31
House District: 124
Original Date Plan/Project Approved: 3/1/2007

Plan Description:

A 34.5 acre retail project. Phase 1 abuts South Commercial Street. Phase 2 abuts Westchester Avenue. The center is in the process of absorbing 243,895 sq. ft. of space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	259	Actual to Date:	174
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Harrisonville

Harrisonville Towne Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$394,432.11 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,684,015.19 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,379,479.62 Amount on Hand: \$394,432.11

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,466,800.00

Property Acquisition and Relocation Costs: \$2,075,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,541,800.00

Anticipated TOTAL Project Costs: \$22,134,800.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Harrisonville

Harrisonville Towne Center

Contact Agency: Harrisonville

Contact Phone: 816-380-8973

Developer(s): DJ Christie, Inc.

Senate District: 31

House District: 124

Original Date Plan/Project Approved: 11/1/2005

Plan Description:

A 2-phase 42 acre retail project. Phase 1 is 22 acres with a Sutherlands Home Improvement Center, Comfort Inn, Asian restaurant and 2 vacant lots. Phase 2 is approximately 20 acres with a Dollar General and 2 additional pad sites, a vacant site for a big box store and detention and small strip center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood

Hazelwood Logistics Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/18/2025

Payments in Lieu of Taxes:

Total received since inception: \$10,386,028.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,044,043.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,500,000.00

Property Acquisition and Relocation Costs: \$5,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood

Contact Phone: 3145135040

Developer(s): North Point

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

The project removed blight from 221 acres of mixed use commercial and residential development, which included a dump site and land owned by both St. Louis County and Lambert Airport. The Site was cleared of all but a church and one commercial use. There is one 405,000 square foot industrial building in the TIF.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	1000	Actual to Date:	145
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Herculaneum

I-55/McNutt Street Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$35,000,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$2,500,000.00

Other: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,000,000.00

Anticipated TOTAL Project Costs: \$110,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Herculaneum

I-55/McNutt Street Tax Increment Financing

Contact Agency: Herculaneum

Contact Phone: 6365242114

Developer(s): Herculaneum Development Inc.

Senate District: 22

House District: 114

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Redevelopment Plan envisions the redevelopment of the area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlets and 3 an approximately 92-room hotel.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hollister

Hollister Parkway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$86,289.00 As of: 10/29/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,493,179.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,062,661.00 Amount on Hand: \$86,289.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,922,550.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$1,182,450.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,605,000.00

Anticipated TOTAL Project Costs: \$22,115,549.00

Financing Method:

Pay As You Go
Loan
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Hollister

Hollisster Parkway Redevelopment Plan

Contact Agency: Hollister

Contact Phone: 417-334-3262

Developer(s): Menards Inc

Senate District: 33

House District: 156

Original Date Plan/Project Approved: 10/1/2016

Plan Description:

Construction of a mixed-use retail and recreational development as three separate redevelopment projects. Redevelopment project 1 is anchored by a 285,000 square foot Menards and is anticipated to include an additional 20,000 square foot of commercials. Redevelopment Project 2 and 3 anticipated commercial. This is an EATS only TIF.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	165	Actual to Date:	135
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Blue Ridge Crossing East Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$43,856.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$761,911.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,651,754.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,946,986.00

Property Acquisition and Relocation Costs: \$883,002.00

Project Implementation Costs: \$23,100.00

Other: \$158,958.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,212,046.00

Anticipated TOTAL Project Costs: \$15,533,600.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence

Contact Phone: 8163257830

Developer(s): Cinema East, LLC co MBS Manager Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Demolition of existing structures, new infrastructure and site improvements three new platted lots, three buildings 60,000 sqft retail building, 12,500 sqft multi-tenant retail building, and 3,300 sqft drive-thru restaurant.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Crackerneck Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,929,321.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,022,296.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$18,009,475.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Independence

Crackerneck Creek Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257830

Developer(s): Crackerneck Creek LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 10/1/2004

Plan Description:

The Crackerneck Creek Redevelopment Project is on 192 acres and includes plans for 160,000 sqft of retail shops Bass Pro, restaurant, hotel and three adjoining commercial areas providing more than 500,000 sqft of additional retail space. The development also includes more than 80 acres of city-owned park spaces, two miles of walking trails, and a 15-acre lake and 60-foot waterfall.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2093	Actual to Date:	450
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hub Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32,639.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$64,211.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$339,423.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,000,000.00

Anticipated TOTAL Project Costs: \$36,938,359.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Independence

Hub Shopping Center

Contact Agency: Independence

Contact Phone: 8163257830

Developer(s): T-L Hub LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 6/1/2023

Plan Description:

The Redev. Plan calls for one Redev. Project which seeks to eliminate blight, implement certain private improvements and public infrastructure improvements, increase property values, create economic stability & implement the Comprehensive Plan of the City. The primary purpose of the Redev. Project is to remodel &/or tear down portions of blighted buildings and redevelop into a remodeled and newly constructed grocery-anchored shopping center

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

I-70 and Little Blue Parkway Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$77,199.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,696,385.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,677,222.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,318,463.00

Property Acquisition and Relocation Costs: \$3,061,125.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,379,588.00

Anticipated TOTAL Project Costs: \$48,258,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

I-70 and Little Blue Parkway Tax Increment Finance

Contact Agency: Independence

Contact Phone: 8163257830

Developer(s): Crackerneck Country Club, Inc (project 3 only)

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

To fund public improvements that benefit the Redevelopment Area. There will be 4 redevelopment projects. TIF revenues will be collected in two of the Redevelopment Project RP areas. The remaining two will receive certain TIF revenues for completed public improvements that benefit the project area but will not generate TIF revenues under this Plan. All remaining right-of-way portions of the area will not be designated as a RP.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	Actual to Date:	382
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Independence Regional Medical Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,498,126.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$63,886,398.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$755,214.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,312,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$750,000.00

Other: \$12,400,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$44,462,000.00

Anticipated TOTAL Project Costs: \$302,506,059.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

Independence

Independence Regional Medical Center Tax Increment

Contact Agency: Independence
Contact Phone: 8163257830
Developer(s): Midwest Division IRHC, LLC
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

The plan called for the development of a 257-bed hospital on the project site. The amendment to the plan incorporated the redevelopment of an existing building into a regional cancer center. Funds from the TIF are to also be used to assist in the redevelopment of two hospitals vacated when the new facility was built.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	166	Actual to Date:	148
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,016.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,115,046.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,296,435.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,122,500.00

Property Acquisition and Relocation Costs: \$6,464,735.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,857,500.00

Anticipated TOTAL Project Costs: \$14,375,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Noland Road and 23rd Street Tax Increment Finance

Contact Agency: Independence
Contact Phone: 8163257830
Developer(s): Dodgion Street Acquisitions, KC Prop
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/2012

Plan Description:

The purpose of the plan is to incentivize redevelopment in the 6.8 acres of redevelopment area by eliminating blighted conditions through multiple projects. Project 1 provides for demolition of a blighted building, construction of approximately 5,720 sqft national brand convenience store and needed infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	75	Actual to Date:	50
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Number of Retained Jobs:

Projected:	15	Actual to Date:	15
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Independence

Old Landfill Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,312.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$6,314,598.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$234,246.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$535,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Old Landfill Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257830

Developer(s): Salem-Woods Development (Original Developer)

Senate District: 8

House District: 30

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

The redevelopment area was developed by reclaiming the closed and capped landfills and preparing the area for a mixed use project consisting of an 18-hole private golf course surrounded by an executive-level residential development containing approximately 225 single-family residences and supporting amenities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Trinity Tax Increment Financing Plan and Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$60,040.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,629,417.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,353,129.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,315,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$41,115,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Independence

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence

Contact Phone: 8163257830

Developer(s): Valley View Bank

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 11/1/2005

Plan Description:

The Redevelopment Project was to build several free-standing retail stores, including restaurants, comprising of approximately 33,200 sqft, approximately 98,250 sqft of general commercial space, and a five-story Class-A office building containing approximately 50,000 sqft. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a multi-story Class-A building or hotel.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	175	Actual to Date:	165
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ironton

Redevelopment Plan for the Downtown TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,582,500.00

Property Acquisition and Relocation Costs: \$1,150,000.00

Project Implementation Costs: \$909,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,641,500.00

Anticipated TOTAL Project Costs: \$24,641,500.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Ironton

Redevelopment Plan for the Downtown TIF District

Contact Agency: Ironton

Contact Phone: 573-546-3545

Developer(s): None

Senate District: 27

House District: 144

Original Date Plan/Project Approved: 7/1/2016

Plan Description:

Rehabilitate vacant and predominately vacant structures in downtown, residential redevelopments and increase retail, restaurant, bed and breakfast, and residential loft space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jackson

The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,372.59 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,121,357.90 Amount on Hand: \$1,054.90

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$23,300,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$2,500,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Jackson

The Interstate 55 Corridor Redevelopment Project

Contact Agency: Jackson

Contact Phone: 573-243-3868

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 146

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Road and safety improvement, water and sewer, public safety building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	875	Actual to Date:	750
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

Capital Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/28/2025

Payments in Lieu of Taxes:

Total received since inception: \$732,301.07 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,919,146.22 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$15,696,524.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,696,524.00

Anticipated TOTAL Project Costs: \$15,696,524.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jefferson City

Capital Mall TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6495

Developer(s): Capital Mall JC, LLC

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 1/1/2014

Plan Description:

A combination of acquisition, engineering and rehabilitation and renovation of the existing Capital Mall, including its infrastructure and amenities including but not limiting roof replacement, parking lot repair and facade upgrades among other improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

Southside Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/28/2025

Payments in Lieu of Taxes:

Total received since inception: \$248,490.51 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$302,628.66 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$530,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$530,000.00

Anticipated TOTAL Project Costs: \$530,000.00

Financing Method:

Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 23

Jefferson City

Southside Tax Increment Financing Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6495

Developer(s): Dunklin Street Properties, Inc.

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 11/1/2009

Plan Description:

Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and under ground stormwater system repairs.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

St. Marys Hospital TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$496,578.56 As of: 10/28/2025

Payments in Lieu of Taxes:

Total received since inception: \$747,828.97 Amount on Hand: \$331,392.21

Economic Activity Taxes:

Total received since inception: \$566,541.99 Amount on Hand: \$165,186.35

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,904,350.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,904,350.00

Anticipated TOTAL Project Costs: \$30,904,350.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jefferson City

St. Marys Hospital TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6495

Developer(s): F & F Development, LLC

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 8/1/2017

Plan Description:

Acquisition of the redevelopment area, demolition of unusable structures, restoration and rehabilitation of the original St. Mary's Hospital building and the medical office building, construction of new commercial buildings, installation of all infrastructure and site amenities, and architecture and engineering and other soft costs of such improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

11 Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,900.00 As of: 10/16/2025

Payments in Lieu of Taxes:

Total received since inception: \$37,757,200.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$69,512,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$698,250.00

Property Acquisition and Relocation Costs: \$5,405,999.00

Project Implementation Costs: \$3,838,822.00

Other: \$61,813,276.00

Other: \$3,731,400.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$75,487,747.00

Anticipated TOTAL Project Costs: \$276,974,869.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

11 Street TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Eleventh Street Corridor Redevelopment Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The plan as amended through the 12th Amendment propose rehabilitation of the Centennial Building and attached garage, development of the Cathedral Square project with two office bldgs and underground parking, historic preservation including 1021, 1029, & 1032 Pennsylvania Ave and 1021, 1025, & 1033 Jefferson Street and Renovation existing structures for office space, rehabilitation & renovation of Thayer Place, the Poindexter Bldg, 700 central Bldg and the Lyric Bldg, & development of additional

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	895	Actual to Date:	3502
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Number of Retained Jobs:

Projected:	2100	Actual to Date:	0
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Kansas City

11th Street TIF Plan/Project B- Blossom House

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$568,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$228,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$2,064,374.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,064,374.00

Anticipated TOTAL Project Costs: \$12,014,250.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

11th Street TIF Plan/Project B- Blossom House

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Walnut Creek Ranch, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The project provides for the historic preservation and renovation of the Blossom House 1030-1032 Pennsylvania and expansion of the Blossom House to accommodate office leasing, the Brockett/Griffin House 1021 Jefferson, Brockett Carriage House 1024 Jefferson.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	4
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Number of Retained Jobs:

Projected:	16	Actual to Date:	0
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Kansas City

1200 Main/South Loop-President Hotel/Project 03a

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$8,484,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,317,400.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$720,000.00

Other: \$13,299,793.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,233,400.00

Anticipated TOTAL Project Costs: \$45,589,563.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 8

Kansas City

1200 Main/South Loop-President Hotel/Project 03a

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): President Hotel, LC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The project proposed the renovation and upgrade of the existing President Hotel to provide 214 rooms.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2034	Actual to Date:	119
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop-Project 01 (KC LIVE)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$10,869,600.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$75,261,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,660,822.00

Property Acquisition and Relocation Costs: \$22,225,846.00

Project Implementation Costs: \$26,336,534.00

Other: \$33,783,707.00

Other: \$67,674,500.00

Other: \$16,266,800.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$167,948,209.00

Anticipated TOTAL Project Costs: \$321,135,195.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 16

Kansas City

1200 Main/South Loop-Project 01 (KC LIVE)

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Kansas City Live, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Project 1 proposed acquisition, development, construction and rehabilitation of 350,000 to 425,000 sq ft of entertainment and retail uses, 2,000 parking spaces, streetscape, park development and associated public infrastructure and utility improvements. Project 1A proposed construction of approximately 81,000 sq ft of retail space and a 760 space parking garage. Project 1D proposed renovation of the existing Empire Theatre. Project 1H proposed renovation of the existing Midland Theatre.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2034	Actual to Date:	3025
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Number of Retained Jobs:

Projected:	1493	Actual to Date:	0
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Kansas City

1200 Main/South TIF Plan-Project 13/14

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,100,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,479,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$0.00

Other: \$2,457,181.00

Other: \$565,858.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$19,641,840.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

1200 Main/South TIF Plan-Project 13/14

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Andrews McMeel Universal, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The project proposed the renovation of a total of 84,271 sq ft of office space in the existing Boley Building and adjacent space in the Town Pavilion Building for Andrews.McMeel Universal

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	Actual to Date:	172
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Number of Retained Jobs:

Projected:	215	Actual to Date:	186
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Kansas City

1200 Main/South TIF Plan-Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$28,047,200.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$78,422,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$59,439,790.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,845,869.00

Other: \$32,155,951.00

Other: \$22,876,194.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$121,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Kansas City

1200 Main/South TIF Plan-Project 2

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): H & R Block Services, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The project proposed construction of a new office building H & R Block World Headquarters and associated mixed-uses and open space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2034	Actual to Date:	1163
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Number of Retained Jobs:

Projected:	1493	Actual to Date:	0
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Kansas City

12th & Wyandotte TIF/Aladdin Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation \$31,700.00 As of: 10/20/2025
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$1,404,700.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,484,700.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$916,500.00

Other: \$2,662,400.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,733,900.00

Anticipated TOTAL Project Costs: \$34,043,780.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

12th & Wyandotte TIF/Aladdin Hotel

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Kansas City, MO Hotel Partners, LP
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1992

Plan Description:

Renovation of the hotel, adjacent sidewalks and the pedestrian tunnel underneath Wyandotte Street to the Municipal Auditorium Parking Garage.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	90	Actual to Date:	0
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Number of Retained Jobs:

Projected:	65	Actual to Date:	0
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Kansas City

19th Terrace & Central TIF Plan (Overall)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,049,600.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,014,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,184,200.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$851,060.00

Other: \$6,284,940.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,136,000.00

Anticipated TOTAL Project Costs: \$78,386,606.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

19th Terrace & Central TIF Plan (Overall)

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Broadway Development, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/1999

Plan Description:

The plan proposes construction or rehabilitation of 5,000 sq ft of residential space, 11,000 sq ft of warehouse space, 142,000 sq ft of office/commercial space and 47,000 sq ft of retail space, plus associated parking Projects 3-18. Projects 2a, 2b, 2c, 3, 12, 15, 17, & 18 have been terminated from the Plan.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	142
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF Plan/Project 10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$36,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,160,700.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$76,000.00

Other: \$274,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$1,358,501.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

22nd & Main TIF Plan/Project 10

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): McFamily Properties, L.L.C.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

Plan Description:

The overall 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF/Candle Bldg-Project 28

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$784,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$718,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000.00

Other: \$1,689,550.00

Other: \$0.00

Other: \$20,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,869,550.00

Anticipated TOTAL Project Costs: \$5,070,612.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

22nd & Main TIF/Candle Bldg-Project 28

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): 2101 Broadway, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

Rehabilitation of a historic 3-story, 43,650 Sq. Ft. building to retail and commercial space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	12	Actual to Date:	158
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF/Rainen Bldg-H.D. Lee

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,009,600.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$177,400.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$352,000.00

Project Implementation Costs: \$604,875.00

Other: \$430,600.00

Other: \$3,701,263.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,088,738.00

Anticipated TOTAL Project Costs: \$45,974,656.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

22nd & Main TIF/Rainen Bldg-H.D. Lee

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Piper Jen Investments, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

The overall 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The project proposed renovation of the existing HD Lee Building to provide 18,000 sq ft of office space, 16,220 sq ft of retail restaurant space, and 119 residential condominium units done as PIEA abatement, and construction of a 29 space 4 story garage.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	158	Actual to Date:	78
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Number of Retained Jobs:

Projected:	0	Actual to Date:	28
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Kansas City

22nd & Main TIF Project 22 - Creamery Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,500.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$408,100.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$170,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$110,000.00

Other: \$1,050,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,330,000.00

Anticipated TOTAL Project Costs: \$3,832,955.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

22nd & Main TIF Project 22 - Creamery Building

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): 2100 Central, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

Rehabilitation of an historic 14,098 Sq. Ft. 3-story office building to retail and office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	81	Actual to Date:	76
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

39th & Prospect

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$405,700.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,524,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$860,386.00

Property Acquisition and Relocation Costs: \$665,606.00

Project Implementation Costs: \$175,000.00

Other: \$1,741,508.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,442,500.00

Anticipated TOTAL Project Costs: \$4,847,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

39th & Prospect

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): ALDI, Inc

Senate District: 9

House District: 22

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Project Area 1 proposed the construction of a grocery store and associated parking. No change to existing land use was proposed for Project Areas 2-4.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	13	Actual to Date:	134
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

811 Main, Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$95,200.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,008,900.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,085,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,120,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$256,750.00

Other: \$5,210,900.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,588,150.00

Anticipated TOTAL Project Costs: \$24,980,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

811 Main, Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Commerce Bank, N.A.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The plan and project proposed rehabilitation and renovation of the 12-story 811 Main building and garage, upgrading building systems and improving computing, security and communication systems.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	46
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Number of Retained Jobs:

Projected:	772	Actual to Date:	517
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Kansas City

87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$840,200.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,008,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,701,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,943,926.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$12,859,690.00

Other: \$1,306,205.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,358,821.00

Anticipated TOTAL Project Costs: \$63,379,427.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Foley Industries, Inc.

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

This TIF is the redevelopment of approximately 37 acres of blighted land at Hillcrest and 87th Street. The redevelopment consists of land acquisition, engineering, site preparation, and the design and construction of an office, manufacturing and retail facility together with parking, landscaping and other improvements for a large equipment retailer, Foley Equipment. Dean Equipment was the original redeveloper, but assigned the TIF to Foley Equipment.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	36	Actual to Date:	302
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Number of Retained Jobs:

Projected:	163	Actual to Date:	0
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Kansas City

9th & Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,741,200.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,505,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$4,700,000.00

Project Implementation Costs: \$0.00

Other: \$470,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,170,000.00

Anticipated TOTAL Project Costs: \$47,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

9th & Central TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): KC Owner, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/2013

Plan Description:

The Plan contemplates the rehabilitation of an existing historic hotel bldg located at 219 W. 9th St, into a 120 room boutique hotel, approx.. 5,800 sq. ft restaurant & bar area, event space & a contemporary art museum that shall be open and free to the public along with all necessary parking and infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	125	Actual to Date:	113
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

9th & Main Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$814,700.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$816,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$2,313,702.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,313,702.00

Anticipated TOTAL Project Costs: \$31,164,249.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

9th & Main Tax Increment Financing Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): McCownGordon Construction, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 2/1/2018

Plan Description:

The 9th & Main TIF Plan contemplates the renovation and expansion of an office building for use as the headquarters for McCownGordon Construction, LLC. The project includes the renovation of approx.. 43,000 sq. ft. of existing office space and the construction of an addition 6,500 sq. ft. of new office space located at 850 Main Street, Kansas City, MO. The First Amendment clarifies the amount of Economic Activity Taxes to be made available for the reimbursement of eligible Redevelopment Project

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	22	Actual to Date:	202
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Number of Retained Jobs:

Projected:	222	Actual to Date:	220
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Kansas City

Antioch Crossing TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,031,700.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,422,400.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$15,549,676.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,035,000.00

Other: \$3,077,888.00

Other: \$1,120,149.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,282,713.00

Anticipated TOTAL Project Costs: \$98,970,105.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Antioch Crossing TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Antioch Redevelopment Partners, LLC
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 4/1/2012

Plan Description:

The Plan will include the partial demolition of the existing AntiochCenter Mall to construction a mixed-use development including approx. 91,285 sq ft of new retail, approx. 96 units of Senior housing and rehab 169,344 sq ft of office and retail and construct necessary public improvements and Infrastructure including parking, utilities and streetscaping.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	656	Actual to Date:	441
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Number of Retained Jobs:

Projected:	446	Actual to Date:	0
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Kansas City

Antioch Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$590,100.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$168,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,353,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$20,000.00

Other: \$1,632,587.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,652,587.00

Anticipated TOTAL Project Costs: \$1,652,587.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Antioch Mall TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): No Developer

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

The Redevelopment Area is divided into 6six Redevelopment Project Areas. Project Area 3 includes commercial and retail operations located on the NW corner of Antioch Road and Vivion Road. Project Area 6 includes the commercial and retail operations located on the SE corner of Chouteau Trfwy and Vivion Road. Project Area 8 includes the gas station located on the NE corner of Antioch Road and Vivion Road. Project 10 is located near the NE corner of NE Antioch Road and NE 50th Street. Project

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	9	Actual to Date:	31
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Arlington Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,024,900.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,526,200.00 Amount on Hand: \$832,800.00

Economic Activity Taxes:

Total received since inception: \$582,900.00 Amount on Hand: \$192,100.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,919,148.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$43,428,716.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$83,347,864.00

Anticipated TOTAL Project Costs: \$93,947,864.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Arlington Road TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Hunt Midwest Real Estate Development, Inc.

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 11/1/2014

Plan Description:

The Plan contemplates road and infrastructure improvements to encourage construction of above and below-ground development. The above-ground development area is 570 acres and it will be divided into 27 Project Areas for anticipated development that will include construction of industrial uses, data centers and related improvements. The below-ground development area is approximately 375 acres and it will be divided into 29 Project Areas for anticipated development that will include construction

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	160
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Baltimore Place TIF Plan Projects 1 & 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$328,100.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,228,600.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$280,300.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$532,000.00

Other: \$2,096,910.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,628,910.00

Anticipated TOTAL Project Costs: \$10,116,280.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Baltimore Place TIF Plan Projects 1 & 2

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Cumberland Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 2/1/2006

Plan Description:

Project 1 consists of the Larue Building at 906-908 Baltimore Avenue.- Project 2 consists of the Union Carbide Building at 912 Baltimore Avenue.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Historic Preservation

Number of New Jobs:

Projected:	172	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

Payments in Lieu of Taxes:

Total received since inception: \$410,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$424,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$2,515,513.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,515,513.00

Anticipated TOTAL Project Costs: \$5,885,592.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Gee Whiz Holdings, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 2/1/2006

Plan Description:

Project 3 proposed renovation/rehabilitation of the Nelkin Building for approximately 30,500 sq ft of office space and improvements to the parking area north of the building.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Historic preservation

Number of New Jobs:

Projected:	11	Actual to Date:	50
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Number of Retained Jobs:

Projected:	41	Actual to Date:	0
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Kansas City

Bannister & I-435 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$15,185,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$94,423,300.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,898,664.00

Property Acquisition and Relocation Costs: \$17,317,090.00

Project Implementation Costs: \$32,157,000.00

Other: \$775,603,947.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$869,976,701.00

Anticipated TOTAL Project Costs: \$4,452,407,252.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Bannister & I-435 TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Cerner Property Development, Inc.
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 10/1/2013

Plan Description:

The Plan contemplates the development of sixteen phased mixed-use office business park and retail development consisting of approximately 4,714,000 Sq. Ft. of office and commercial uses and certain related site improvements. Redevelopment financing includes TIF, Super TIF revenue, and State Supplemental TIF.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	16006	Actual to Date:	5988
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Bannister & Wornall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,935,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,733,253.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$75,000.00

Other: \$13,256,344.00

Other: \$2,581,537.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,646,135.00

Anticipated TOTAL Project Costs: \$232,219,643.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Bannister & Wornall TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Burns & McDonnell Engineering Company, Inc.
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 5/1/2014

Plan Description:

Demolition of an approx.. 75,000 Sq. Ft. existing structure located at 9400 Wornall Road, construction of approx.. 471,467 Sq. Ft of office space, to be undertaken in two phases, along with approx.. 340 surface parking spaces, an approx.. 1,583 space parking garage, and all necessary infrastructure to support such improvements, including site preparation, utility construction and relocation, curbs, sidewalks, aesthetic improvements, landscaping and other improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2100	Actual to Date:	2084
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Barrytowne (Project 1, 3a and 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$17,283,800.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24,834,800.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,802,147.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$509,462.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,311,609.00

Anticipated TOTAL Project Costs: \$22,853,885.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Barrytowne (Project 1, 3a and 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): MD ManagementPEDCOR Investments
Senate District: 17
House District: 15/16
Original Date Plan/Project Approved: 6/1/1996

Plan Description:

The Plan calls for the construction of approx. 1,872,467 sq ft of Commercial/retail space, 31,800 sq ft of recreational space for an athletic facility YMCA, 696 multi-family residential Units, & 114, 957 sq ft of office space together with parking and appurtenances, as well as all necessary utilities and Street improvements necessary to adequately address the conditions qualifying the Redevelopment Area as an Economic Development Area.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3900	Actual to Date:	531
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,800.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$11,731,500.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$36,757,300.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$15,648,188.00

Property Acquisition and Relocation Costs: \$5,767,382.00

Project Implementation Costs: \$516,748.00

Other: \$4,604,037.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,536,355.00

Anticipated TOTAL Project Costs: \$100,228,108.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 24

Current anticipated estimated number of years to retirement: 6

Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): MBS Mall Investor-98, LLC

Senate District: 11

House District: 28

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The plan proposes i demolition of the Blue Ridge Mall building ii demolition of associated parking garages iii construction of retail/entertainment uses of approximately 580,000 square feet iv surface parking lot renovation and landscaping and v redevelopment of the Kaiser Building to accommodate conventional office users.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	1535	Actual to Date:	759
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Number of Retained Jobs:

Projected:	75	Actual to Date:	0
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Kansas City

Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,533,100.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$79,775,200.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$54,705,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,474,943.00

Property Acquisition and Relocation Costs: \$1,711,840.00

Project Implementation Costs: \$1,700,000.00

Other: \$46,250,808.00

Other: \$1,358,849.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,496,440.00

Anticipated TOTAL Project Costs: \$494,568,804.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 0

Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Briarcliff Development Company
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 5/1/1990

Plan Description:

To construct approx.. 700,000 sq ft of office space 85,000 sq ft of Retail space 151 single family dwellings 84 villas 263 condominiums 120 multi-family units 200 room hotel and a Structured parking garage, together with all necessary utilities, street improvements and appurtenances.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	4000	Actual to Date:	1321
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Number of Retained Jobs:

Projected:	22	Actual to Date:	0
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Kansas City

Brush Creek-Blue Parkway (Project B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$627,200.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,689,800.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,954,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,151,357.00

Property Acquisition and Relocation Costs: \$4,486,558.00

Project Implementation Costs: \$1,906,070.00

Other: \$1,623,755.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,167,740.00

Anticipated TOTAL Project Costs: \$69,713,602.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

Brush Creek-Blue Parkway (Project B & C) TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Swope Community Builders

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 3/1/1999

Plan Description:

Project A proposed 50,000 sq ft of office space and 8,000 sq ft of retail space. From 1st amendment. Projects B and C together proposed 19,450 sq ft of office space and 118,534 sq ft of retail space. From 4th amendment Project D proposed 120,000 sq ft of office space and 55,700 sq ft of retail space. From 1st amendment.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	793	Actual to Date:	112
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Brywood Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,500.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,460,700.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,215,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$614,392.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,982,313.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,596,705.00

Anticipated TOTAL Project Costs: \$81,095,070.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

Brywood Centre TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Tri-Land Properties, LLC

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The plan proposes demolition of 25,574 sq ft of existing buildings, renovation of 152,000 sq ft of existing retail space and construction of 112,000 sq ft of new retail space and two new pad site buildings.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	94	Actual to Date:	212
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Number of Retained Jobs:

Projected:	95	Actual to Date:	0
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Kansas City

Carondolet Drive

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,886,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,621,303.00

Property Acquisition and Relocation Costs: \$4,845,646.00

Project Implementation Costs: \$191,000.00

Other: \$0.00

Other: \$103,103.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,761,052.00

Anticipated TOTAL Project Costs: \$69,208,369.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Carondolet Drive

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): FQ Real Estate Holdings

Senate District: 7

House District: 36

Original Date Plan/Project Approved: 8/1/2012

Plan Description:

Redevelopment plan allowed for the construction of approximately 200,000 square feet of office space along with 1,800 parking spaces, infrastructure and appurtenances.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	1225	Actual to Date:	447
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Chouteau/I-35 TIF- Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,748,200.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$8,739,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,594,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,144,115.00

Property Acquisition and Relocation Costs: \$3,790,500.00

Project Implementation Costs: \$84,500.00

Other: \$2,020,727.00

Other: \$872,177.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,912,019.00

Anticipated TOTAL Project Costs: \$32,614,157.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

Chouteau/I-35 TIF- Project 3

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Currently NO Developer
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 4/1/1998

Plan Description:

The Plan provided for the construction of 244,709 sq ft of retail and street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, the plans 2nd Amendment extended the boundaries of the plan are to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program focused on improving housing conditions.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Commerce Bank Village TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$500.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$198,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$149,100.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$7,000,000.00

Other: \$12,000,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,000,000.00

Anticipated TOTAL Project Costs: \$138,212,726.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Commerce Bank Village TIF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Carver Holdings, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/2016

Plan Description:

The Plan calls for rehabilitation of the historic 31 story Commerce Tower building located at 911 Main St, & the adjacent parking garage located at 921 Main St. Such development includes approx 90,000 sq ft of commercial/retail uses, an early childhood learning center, a private elementary school & a graduate school on floors 3-6, approximately 342 market-rate apartments on floors 7-30, an indoor dog park and outdoor greenspace, and necessary infrastructure and public improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	295	Actual to Date:	18
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Number of Retained Jobs:

Projected:	93	Actual to Date:	1
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Kansas City

Downtown Library District Project 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$677,500.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,041,700.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$794,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,794,766.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$435,450.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,230,216.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Downtown Library District Project 1 & 2 TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Library TIF, L.L.C.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

Renovation and restoration of the historic First National Bank Building for use by the Kansas City, Missouri Public Library, construction of a parking garage at the northwest corner of 10th and Baltimore Streets, streetscape improvements within and adjacent to the Redevelopment Area and creation of a neighborhood improvement program fund, Project 1 includes the library renovation and parking garage at 10th and Baltimore Streets. Project 2 northwest corner of 11th and Wyandotte Streets was activa

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	9	Actual to Date:	186
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Number of Retained Jobs:

Projected:	637	Actual to Date:	0
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Kansas City

East Village TIF Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,054,900.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,345,200.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$312,000.00

Other: \$5,232,755.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,544,755.00

Anticipated TOTAL Project Costs: \$49,816,864.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

East Village TIF Project 1

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): J.E. Dunn Company

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Project 1 proposed the construction of 150,000 sq ft of new office space for the J. E. Dunn headquarters and construction of a 550 space publicly owned garage, with streetscape and utility improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	Actual to Date:	1088
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Number of Retained Jobs:

Projected:	791	Actual to Date:	0
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Kansas City

Gateway TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,696,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,739,300.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$6,840,000.00

Project Implementation Costs: \$22,125,451.00

Other: \$152,750.00

Other: \$2,250,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$65,000,000.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Gateway TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Gateway, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 10/1/1995

Plan Description:

The Gateway 2000 TIF Plan calls for the rehabilitation of a vacant, 150,000 sq ft warehouse for office use, construction of a 2-story, 60,000 70,000 sq ft office bldg in the north-central portion of the Redevelopment Area, and the construction of 1,077 pkg spaces in the south-central and western portion of the Redevelopment Area in Proj 1 Proj 2 proposed the construction of a 100,000 200,000 sq ft, 2-4 story office bldg and associated parking in the northeastern corner of the Redevelopment Are

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	792
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Grand Boulevard TIF Projects K1 & L1 - Watkins Bld

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,462,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,952,500.00 Amount on Hand: \$159,100.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$335,000.00

Other: \$1,992,109.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,327,109.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Grand Boulevard TIF Projects K1 & L1 - Watkins Bld

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Watkins and Company, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1996

Plan Description:

The plan and its amendments proposed construction of a 200,000 sq ft UMB Technology and Operations Center and 525-space structured parking Project C1, 10th to 11th, Grand to McGee, 247-space structured parking Project C-2, 10th to 11th, McGee to Oak, redevelopment of the Western Union Building to provide 12,000 sq ft of commercial/retail uses on the ground floor and 38,000 sq ft of office space on the upper three floors Project K1, beautification of two surface parking lots Project L1, district

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	49	Actual to Date:	62
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Number of Retained Jobs:

Projected:	90	Actual to Date:	0
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Kansas City

Grand Reserve TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,923,048.00

Other: \$250,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,173,568.00

Anticipated TOTAL Project Costs: \$170,545,914.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Grand Reserve TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): No Developer

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2016

Plan Description:

The Plan provides for a the historic rehab and adaptive reuse of a 301,533 sq. ft., 21-story former Federal Reserve Bank of KC bldg. located at 925 Grand Blvd into an all-suite approx. 301 room hotel that will include restaurants, meeting and event facilities and the redevelopment of a four-story Annex Bldg into an approx. 24-room boutique hotel and coffee house, along with an approx. 86,443 sq. ft. data center and rehabilitation of the existing adjacent 150-stall parking garage in an area adja

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Hearth of the City Neighborhood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$249,000.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,610,100.00 Amount on Hand: \$249,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,276,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$638,250.00

Other: \$5,744,250.00

Other: \$2,553,000.00

Other: \$2,553,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,765,000.00

Anticipated TOTAL Project Costs: \$12,765,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Hearth of the City Neighborhood TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Proactive TIF Plan

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2016

Plan Description:

The Plan provides for the demolition of blighted structures, the construction and/or renovation of approx.. 100,000 sq. ft. of commercial space, the preservation, rehabilitation, and construction of safe residential structures, the construction of public infrastructure improvements, such as sidewalks, storm and sanitary sewer improvements, streetscape and signage, and all necessary infrastructure improvements. The Plan also provides for a housing improvement program and faade program for commerc

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	175
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Hickman Mills TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$9,287,500.00 Amount on Hand: \$25,956,300.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$55,195,955.00
Property Acquisition and Relocation Costs: \$13,098,205.00
Project Implementation Costs: \$869,300.00
Other: \$107,226,075.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$176,389,535.00

Anticipated TOTAL Project Costs: \$655,199,595.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Sanofi-Aventis U.S., LLC
Senate District: 7 & 39
House District: 27 & 36
Original Date Plan/Project Approved: 12/1/1992

Plan Description:

Construction of 700,000 sq ft of headquarter office space, 300,000 sq ft of R&D office and 200,000 sq ft of R&D laboratory space, street reconstruction/realignment/widening, upgrade utilities and other infrastructure, removal of a railroad bridge, rehabilitation of a former school for a visitors center, preparation of pad sites for 274,000 sq ft of office/warehouse space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	1185
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Hotel Phillips, Project B and C TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$770,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$29,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$5,842,529.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,842,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Hotel Phillips, Project B and C TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): City Center Square Equities, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/2000

Plan Description:

Project A proposed the renovation of the Hotel Phillips. Project B proposed the construction of a 225 space parking garage with commercial uses on the ground floor. Project C is the existing City Center Square office building, whose TIF revenues are proposed to be used for the implementation of Project B.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	303	Actual to Date:	236
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Number of Retained Jobs:

Projected:	1267	Actual to Date:	0
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Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$273,100.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$713,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$276,700.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$87,498.00

Other: \$600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$687,498.00

Anticipated TOTAL Project Costs: \$4,396,735.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): 1301 Oak Level Office, LLC Agreement Terminated

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2003

Plan Description:

The plan renovated the Griffith Building and parking garage to allow for professional office, restaurant and retail uses. from plan.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	Actual to Date:	12
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Number of Retained Jobs:

Projected:	35	Actual to Date:	0
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Kansas City

Kansas City Convention Headquarters Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,224,800.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$7,243,580.00

Project Implementation Costs: \$27,373,943.00

Other: \$141,021,979.00

Other: \$21,092,148.00

Other: \$941,098.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$197,642,748.00

Anticipated TOTAL Project Costs: \$310,843,132.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Kansas City Convention Headquarters Hotel

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): KC Hotel Property Owner, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 7/1/2015

Plan Description:

The Plan contemplates the construction of a convention center headquarters hotel, which shall contain an approx. 800 guest rooms, 75,000 sq. ft. of meeting space, 4,500 sq. ft. winter garden/terrace, 15,450 sq. ft. of retail, restaurant, bar and lounge areas and approx. 9,913 sq. ft. of recreational facilities and related on-site improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	Actual to Date:	341
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

KCI Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$120,220,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$99,568,104.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$11,187,640.00

Other: \$2,530,237.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$113,285,801.00

Anticipated TOTAL Project Costs: \$277,449,449.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 2

Kansas City

KCI Corridor

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): MD Management & Hunt Midwest
Senate District: 34
House District: 13/14
Original Date Plan/Project Approved: 3/1/1999

Plan Description:

Construction of necessary road, sewer and infrastructure improvements to facilitate the Development of retail and office projects within the plan area. No PILOTS are collected under this TIF Plan.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1000	Actual to Date:	1527
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Linwood Shopping Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$245,800.00 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,421,200.00 Amount on Hand: \$314,800.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$875,591.00

Other: \$1,050,000.00

Other: \$1,740,242.00

Other: \$221,444.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,887,277.00

Anticipated TOTAL Project Costs: \$11,448,680.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Linwood Shopping Center TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): City of Kansas City, Missouri
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/2016

Plan Description:

The Plan provides for the construction of approx. 64,580 sq. ft. of retail space, including a grocery store, parking and all necessary appurtenances and utilities to support the development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	71
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Metro North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,063,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,876,600.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,940,000.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$5,400,000.00

Other: \$4,500,000.00

Other: \$31,867,500.00

Other: \$1,050,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,757,500.00

Anticipated TOTAL Project Costs: \$191,830,691.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Metro North TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Metro North Crossing, LLC
Senate District: 17
House District: 15/16
Original Date Plan/Project Approved: 12/1/2015

Plan Description:

The Plan provides for the partial demolition of approx. 896,874 sq. ft. of the existing Metro North Mall and, in its place, the development of a substantially-sized courtyard/gathering area for community events, approx. 826,175 sq. ft. of retail space, approx. 60,000 sq. ft. of office space, 150 units of multi-family residential housing, a 100-room limited services hotel and approx. 4,750 parking spaces and public infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1127	Actual to Date:	1537
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Number of Retained Jobs:

Projected:	154	Actual to Date:	0
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Kansas City

Midtown-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,100.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$11,747,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$87,784,200.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,659,060.00

Property Acquisition and Relocation Costs: \$990,940.00

Project Implementation Costs: \$295,500.00

Other: \$38,560,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,406,000.00

Anticipated TOTAL Project Costs: \$76,070,140.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Kansas City

Midtown-Linwood TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Midtown Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/1993

Plan Description:

The plan calls for the construction of 300,000 to 375,000 sq ft of retail space and the preservation of safe residential structures together with necessary utilities, street improvements and appurtenance throughout the Midtown Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Blight is for commercial & housing.

Number of New Jobs:

Projected:	0	Actual to Date:	697
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

North Oak TIF/Projects 3, 4, 5a, 5b, & 6

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,647,100.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,870,800.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$22,739,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,803,371.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$2,722,840.00

Other: \$3,884,164.00

Other: \$304,500.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,555,127.00

Anticipated TOTAL Project Costs: \$91,228,565.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

North Oak TIF/Projects 3, 4, 5a, 5b, & 6

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): HJ, LLC

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The North Oak TIF Plan is a proactive Tax Increment Financing Plan implemented to provide a source of revenue for the implementation of a North Oak Corridor plan.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	56	Actual to Date:	199
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Number of Retained Jobs:

Projected:	241	Actual to Date:	0
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Kansas City

North Oak-Cerner (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,994,100.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$693,600.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,069,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$352,800.00

Other: \$2,971,533.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,389,173.00

Anticipated TOTAL Project Costs: \$37,769,133.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

North Oak-Cerner (Project 1) TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): No Developer

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

Project 1 of the North Oak Corridor TIF Plan consists of the Acquisition and improvement of 3301 North Oak Trafficway, which formerly housed Farmland Industries. The Redeveloper agreed to create 400 jobs new to the state of Missouri and Kansas City, relocate 150 existing jobs, and invest 30 million in real and personal property and improvements over an eight year period.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	400	Actual to Date:	235
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Overlook Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$650,000.00

Project Implementation Costs: \$0.00

Other: \$1,995,838.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,995,838.00

Anticipated TOTAL Project Costs: \$23,283,520.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Overlook Tax Increment Financing Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Oz Development Company, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/2020

Plan Description:

The Plan provides for construction of up to 60,000 sq. ft. of new office building and 185 surface parking spaces along with the necessary infrastructure improvements. The Plan may include an additional five projects that may include multifamily bldgs., retail/commercial spaces & outdoor park spaces.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	265	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Parvin Road TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	\$19,755,280.00	As of:	10/23/2025
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Payments in Lieu of Taxes:

Total received since inception:	\$52,158,300.00	Amount on Hand:	\$0.00
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Economic Activity Taxes:

Total received since inception:	\$24,554,100.00	Amount on Hand:	\$0.00
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Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$42,596,502.00
Property Acquisition and Relocation Costs:	\$951,460.00
Project Implementation Costs:	\$8,855,165.00
Other:	\$1,010,848.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs:	\$53,413,915.00
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Anticipated TOTAL Project Costs:	\$67,805,614.00
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Financing Method:

Pay As You Go
Other

Original estimated number of years to retirement:	0
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Current anticipated estimated number of years to retirement:	0
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Kansas City

Parvin Road TIF

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Hunt Midwest

Senate District: 17/7

House District: 17/24

Original Date Plan/Project Approved: 12/1/2000

Plan Description:

1 To provide improved public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of Subsurface area. 2 To create an additional 6,782 jobs and retain 4,403 jobs.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	5673	Actual to Date:	3285
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Number of Retained Jobs:

Projected:	4793	Actual to Date:	0
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Kansas City

Pershing Road (IRS) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$66,773,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$91,431,100.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$15,518,073.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$114,393,998.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$129,912,071.00

Anticipated TOTAL Project Costs: \$589,057,605.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Pershing Road (IRS) TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Pershing Road Development Company, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/2003

Plan Description:

The plan proposed demolition of 188,121 sq ft of industrial space, new construction of 775,000 sq ft of office space, rehabilitation of existing structures to provide 493,556 sq ft of office space, 6,300 sq ft of retail space, 93,521 sq ft of industrial space and 97,868 sq ft of residential space, plus new parking spaces, a pedestrian link from union Station to the Crossroads and Freight House Districts and upgrade of street and utility infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	4000	Actual to Date:	5480
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Number of Retained Jobs:

Projected:	2000	Actual to Date:	0
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Kansas City

Platte Purchase TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$109,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,953,700.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,482,098.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,298,000.00

Other: \$989,799.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$67,769,897.00

Anticipated TOTAL Project Costs: \$77,392,557.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Platte Purchase TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): MD Management, Inc.
Senate District: 17
House District: 15/16
Original Date Plan/Project Approved: 7/1/2016

Plan Description:

The Plan provides for public infrastructure improvements within and adjacent to the Redevelopment Area including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development in the area.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	310
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Prospect North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$936,500.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,411,800.00 Amount on Hand: \$399,900.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$15,925,099.00

Property Acquisition and Relocation Costs: \$1,585,000.00

Project Implementation Costs: \$2,292,508.00

Other: \$350,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,149,192.00

Anticipated TOTAL Project Costs: \$112,473,499.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 0

Kansas City

Prospect North TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): There is currently no Developer for this Plan

Senate District: 17

House District: 16

Original Date Plan/Project Approved: 3/1/2000

Plan Description:

The Project Improvements are to consist of the development of approx. 280,800 sq ft of commercial space, 426 townhomes and apartments of which 300 units are to be constructed within Kansas City, MO and 126 units are to be constructed in Gladstone, MO, 147 patio homes, the construction of a portion of Maple Woods Pkwy west of MO State Highway 1, significant upgrade of Agnes Rd, together with all necessary utilities and street improvements.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	889	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

River Market TIF PlanProject 17 - Republic Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,100.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,647,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$62,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$288,500.00

Other: \$2,819,830.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,108,330.00

Anticipated TOTAL Project Costs: \$34,214,761.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

River Market TIF PlanProject 17 - Republic Bldg

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Cortlandt Holding Company, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 17 proposed the rehabilitation of an existing building to provide 6,450 sq ft of retail space and 25 residential units.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	6	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

River Market TIF#500 SAF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$378,700.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,081,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,082,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$680,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,762,000.00

Anticipated TOTAL Project Costs: \$5,762,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

River Market TIF#500 SAF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Proactive - No Developer
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. The River Market 500 SAF is not a project per se, but a fund that collects incremental taxes throughout the plan area for use in public infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

River Market-Project 16 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,600.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$447,800.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$368,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$702,594.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

River Market-Project 16 TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): 450 X, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 16 proposed rehabilitation of an existing structure to provide 17,800 sq ft of commercial space and associated parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	40	Actual to Date:	28
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Number of Retained Jobs:

Projected:	30	Actual to Date:	0
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Kansas City

Santa Fe TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$865,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,371,700.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,562,350.00

Other: \$74,944,932.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$87,507,282.00

Anticipated TOTAL Project Costs: \$670,400,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Santa Fe TIF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): S & A Contracting, LLC
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 9/1/1993

Plan Description:

The plan proposes 500,000 sq ft of retail space, 3,900,000 sq ft of office space and 3,600,000 sq ft of industrial/warehouse space, and street and infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	970	Actual to Date:	284
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Shoal Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,431,700.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$175,479,900.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$140,602,800.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$204,943,681.00

Property Acquisition and Relocation Costs: \$150,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$206,093,681.00

Anticipated TOTAL Project Costs: \$298,291,851.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

Shoal Creek

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Hunt Midwest Real Estate Development, Inc.
Senate District: 17
House District: 16
Original Date Plan/Project Approved: 11/1/1994

Plan Description:

The Plan calls for the development of the Redevelopment Area through the construction of public infrastructure improvements, including sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th Street, NE 96th Street, N. Flintlock Road, N Brighton Ave, N Eastern Avenue, NE 108th Street and NE 104th Street and the I-35 and 291 Interchange.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	375
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

SouthPointe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$992,915.00

Other: \$3,487,447.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,480,362.00

Anticipated TOTAL Project Costs: \$30,244,205.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

SouthPointe TIF Plan

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): No Developer

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2022

Plan Description:

The Plan provides for the construction of approx. 113,800 sq. ft. of office space over approx. 42,200 sq. ft. of retail space, an approx. 76,200 sq. ft. hotel, with approx. 114 rooms and 114 surface parking space, approx. 308,100 gross sq. ft. of residential space and a surface parking lot to support the same.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	577	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Southtown Corridor 31st & Baltimore TIF Project H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$685,200.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,021,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,030,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$803,200.00

Other: \$146,200.00

Other: \$1,235,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,068,200.00

Anticipated TOTAL Project Costs: \$6,147,200.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Southtown Corridor 31st & Baltimore TIF Project H

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Metro Plaza, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/1994

Plan Description:

The plan as amended proposes rehabilitation/new construction of approximately 112,000 sq ft of commercial space, parking lot improvements and streetscape/infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	102	Actual to Date:	165
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Number of Retained Jobs:

Projected:	36	Actual to Date:	0
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Kansas City

Southtown/31st and Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,319,500.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$29,393,400.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,751,400.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,992,721.00

Project Implementation Costs: \$27,420,755.00

Other: \$6,500,000.00

Other: \$2,500,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$38,413,476.00

Anticipated TOTAL Project Costs: \$115,715,177.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Southtown/31st and Baltimore TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Hospital Corporation of America (HCA)
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/1994

Plan Description:

Proposals by project, as amended Project A terminated on 5/19/94 Project A-1 terminated on 8/24/17 Project B terminated on 8/24/17 Projects C & D terminated on 7/12/18 F and N streetscape improvements Project E rehab/new construction for 22-28 residential units Project J 20,744 sq ft retail/bank Project K 170,000 sq ft commercial Project L 185,000 sq ft commercial Project M residential neighborhood rehab.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	2014
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Summit TIF PlanProject 25

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$5.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$257.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$80,000.00

Other: \$76,228.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$156,228.00

Anticipated TOTAL Project Costs: \$341,445.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Summit TIF PlanProject 25

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Diocese of Kansas City-St. Joseph
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/1995

Plan Description:

The plan as amended proposes exterior improvements and renovations to the Sacred Heart Guadalupe Church 2544 Madison Avenue and the Parish Activities Center 814 W 26th Street.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Summit-Pershing TIF Project 8 -Pershing Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,969,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,177,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$791,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,026,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,817,500.00

Anticipated TOTAL Project Costs: \$13,590,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Summit-Pershing TIF Project 8 -Pershing Bldg

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Pershing Building, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/1995

Plan Description:

The plan proposed adaptive reuse of the existing Pershing Building for commercial and office use. Project Areas 1 & 2 were terminated in December 2018 Project Areas 8 & 9a expired in August 2023.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	424
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Tower Properties TIF Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,512,800.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$49,700.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,084,961.00

Anticipated TOTAL Project Costs: \$23,288,121.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Tower Properties TIF Project A

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): Commerce Bank, N.A.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Project A proposed development of a 624 space parking garage at the southwest corner of 9th Walnut Streets.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1
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Kansas City

Tower Properties TIF Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,482,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$72,500.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,084,961.00

Anticipated TOTAL Project Costs: \$23,288,121.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Tower Properties TIF Project B

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Tower Properties Company
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Project B proposed development of a 339 space parking garage at the northwest corner of 9th Walnut Streets.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Tower Properties TIF Project H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,937,800.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$14,932,000.00

Other: \$418,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,350,000.00

Anticipated TOTAL Project Costs: \$67,519,459.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

Tower Properties TIF Project H

Contact Agency: Kansas City

Contact Phone: (816) 691-2109

Developer(s): No Developer

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Project H proposed rehabilitation of the 34 story building at 909 Walnut Street and the 9 story building at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements, including streetscaping. Certificate of Completion for Project H, 2/25/09

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	55
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Union Hill TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,243,800.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$17,136,700.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,143,800.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,250,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$823,245.00

Other: \$6,458,739.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,531,984.00

Anticipated TOTAL Project Costs: \$96,308,761.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

Union Hill TIF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Union Hill Development Company
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1997

Plan Description:

The overall plan proposes a combination of residential and commercial projects including a 106 room hotel at the southeast corner of 30th & Main Streets, single-family residential rehabilitation, clearance of obsolete structures for single-family/multi-family development, creation of a Neighborhood Infrastructure Improvement Fund for residential and commercial property owners, and utility and street improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	147
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Universal Floodwater TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,468,900.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$28,903,900.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$25,363,100.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,616,304.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$2,662,787.00

Other: \$617,449.00

Other: \$4,591,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,212,538.00

Anticipated TOTAL Project Costs: \$169,027,921.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

Universal Floodwater TIF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): KCMO Public Works Department
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 4/1/1991

Plan Description:

The plan is for the redevelopment of 212.24 acres in the traditional East Bottoms, generally bounded by Reynolds Avenue on the west, the south bank of the Missouri River on the north, Interstate 435 on the east, and Front Street on the South.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	1003
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

West 17th Street TIF Project C - Vitagraph Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$318,600.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$149,000.00 Amount on Hand: \$918,800.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,967,000.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$1,702,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,169,000.00

Anticipated TOTAL Project Costs: \$22,416,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City

West 17th Street TIF Project C - Vitagraph Bldg

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Sobel Development Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/2008

Plan Description:

The Plan provides for the rehabilitation of the Vitagraph Building, 1701 Wyandotte Street and the surface parking lot immediately adjacent to its south.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	130	Actual to Date:	521
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

40 Highway and Noland Road

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$81,600.00 As of: 11/19/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$85,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,875,000.00

Other: \$950,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,925,000.00

Anticipated TOTAL Project Costs: \$75,935,150.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City, Missouri

40 Highway and Noland Road

Contact Agency: Kansas City, Missouri
Contact Phone: (816) 691-2109
Developer(s): Blue Heron, LLC
Senate District: 9
House District: 28
Original Date Plan/Project Approved: 9/1/2020

Plan Description:

The project improvements included the renovation of 192,000 sq. ft. of space for manufacturing, warehouse, and storage including renovation and construction of surface parking lots and other necessary infrastructure improvements to be developed in five phases with completion by 2029.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	189	Actual to Date:	0
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Number of Retained Jobs:

Projected:	15	Actual to Date:	0
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Kansas City, Missouri

Historic Northeast

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,435,256.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$12,300,000.00

Project Implementation Costs: \$11,994,399.00

Other: \$5,000,000.00

Other: \$7,835,861.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,130,260.00

Anticipated TOTAL Project Costs: \$178,931,655.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City, Missouri

Historic Northeast

Contact Agency: Kansas City, Missouri

Contact Phone: (816) 691-2109

Developer(s): Arnold Development Group

Senate District: 19

House District: 7

Original Date Plan/Project Approved: 3/1/2024

Plan Description:

The Plan provides for the construction of 1 approx. 389 multi-family residential units, of which 322 shall be reserved as affordable housing, approx. 13,000 sq. ft. of retail space, approx. 30,00 square foot daycare center, after school program, and approx. 500 parking spaces, 2 the construction or reconstruction of public infrastructure improvements.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	225	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kearney

Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,801.00 As of: 9/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,257,196.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,533,295.00 Amount on Hand: \$45,801.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,828,752.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,828,752.00

Anticipated TOTAL Project Costs: \$13,828,752.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 23

Kearney

Shoppes at Kearney

Contact Agency: Kearney

Contact Phone: 8165515953

Developer(s): Star Acquisitions, Inc.

Senate District: 21

House District: 12

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

Construct a 170,000 square feet retail area including a grocery store on 37 acres costing 39 million, of which 13,828,752 was approved from TIF and CID Revenues to be funded as a pay as you go project over 19 years, 23 years maximum.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kirksville

South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,128.00 As of: 10/29/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,344.00 Amount on Hand: \$1,270.00

Economic Activity Taxes:

Total received since inception: \$815,199.00 Amount on Hand: \$13,858.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,053,736.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,053,736.00

Anticipated TOTAL Project Costs: \$7,053,736.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Kirksville

South Highway 63 Corridor

Contact Agency: Kirksville

Contact Phone: 660.627.1224

Developer(s): Kirksville Mall LLC

Senate District: 18

House District: 3

Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Project plans include private development & construction of public infrastructure including construction & renovation of various commercial uses office, general commercial, institutional, retail with est. building area of approx. 137,918 sq. ft. of gross leaseable retail area, w/ adequate parking & sidewalks. Also includes constructions of public improvements such as sidewalks, roads, traffic control & utility infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	5	Actual to Date:	29
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Number of Retained Jobs:

Projected:	87	Actual to Date:	4
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Lake Ozark

Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,834.20 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$86,520.27 Amount on Hand: \$86,520.27

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,850.00

Other: \$76,270,020.00

Other: \$32,203,389.00

Other: \$11,593,220.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$176,610,164.00

Anticipated TOTAL Project Costs: \$857,867,672.00

Financing Method:

Pay As You Go
TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

Horseshoe Bend Interior District

Contact Agency: Lake Ozark

Contact Phone: 5733655378

Developer(s): HORSESHOE BEND DEVELOPMENT GROUP LLC

Senate District: 6

House District: 124

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The redev area contains approx 450 acres and is subdivided into nine 9 redev projects.

The proj call for the const of various comm uses, including office, general commercial, institutional and retail with a total est building sq ft of approx 2,900,000. 1,290 units of median density housing, 850 units of high density housing along with various public imp, such as sidewalks, streets and utility infrastructure ext and system imp.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	2780	Actual to Date:	9
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Number of Retained Jobs:

Projected:	25	Actual to Date:	0
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Lake Ozark

The Briscoe's Ozark Development Group

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,850,534.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,057,171.00

Other: \$688,725.00

Other: \$4,863,322.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,459,862.00

Anticipated TOTAL Project Costs: \$140,268,862.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Lake Ozark

The Briscoe's Ozark Development Group

Contact Agency: Lake Ozark

Contact Phone: 5733655378

Developer(s): THE BRISCOES OZARK DEVELOPMENT GROUP LLC

Senate District: 6

House District: 124

Original Date Plan/Project Approved: 1/1/2008

Plan Description:

The redev proj area comprises approx 88 acres. The TIF Plan proposes to dev the proj in 3 separate redev proj. Redev Proj 1 consists of approx 10 acres and results in approx 77,000 sq. feet of general comm office, institutional and retail uses. Redev Proj 2 allows for the dev of 41 acres of comm uses totaling 297,414 sq.ft. Redev Proj 3 allows for the dev of approx 322,000 sq.ft of add retail space on approx 37 acres of land along with assoc imp.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1916	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$448,558.04 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,932,329.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,812,571.37 Amount on Hand: \$376,230.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,931,382.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$835,876.00

Other: \$4,493,138.00

Other: \$1,072,632.00

Other: \$3,027,001.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,360,029.00

Anticipated TOTAL Project Costs: \$239,581,707.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

Contact Agency: Lake Ozark
Contact Phone: 5733655378
Developer(s): RIS INCORPORATED
Senate District: 6
House District: 124
Original Date Plan/Project Approved: 4/1/2007

Plan Description:

Under the proposed TIF Plan, the redevelopment area will be developed into four 4 redevelopment projects briefly described as Phase 1 Const 312,206 sq. ft of retail space Phase 2 Const 212,563 sq. ft of retail space Phase 3 - Const 200,690 sq. ft of retail space Phase 4 Const 210,000 sq. ft of retail space 150 room hotel 400 units of residential. Total construction of 935,459 sq. ft retail a 150 room hotel and 400 units of residential.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	750	Actual to Date:	355
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Leadington

Highway 6732 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,417,500.00

Property Acquisition and Relocation Costs: \$1,150,000.00

Project Implementation Costs: \$1,176,000.00

Other: \$1,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,343,500.00

Anticipated TOTAL Project Costs: \$35,842,500.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Leadington

Highway 6732 Corridor

Contact Agency: Leadington

Contact Phone: 573-461-5196

Developer(s): None

Senate District: 3

House District: 117

Original Date Plan/Project Approved: 11/1/2017

Plan Description:

The plan proposes to alleviate existing conditions, such as, deteriorated and vacant buildings and parcels and turning them into retail, office, residential and service spaces.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	6
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Number of Retained Jobs:

Projected:	75	Actual to Date:	10
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LEE'S SUMMIT

291 North and Highway 50 Tax Increment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$10,677.89 Amount on Hand: \$10,677.89

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,257,500.00

Property Acquisition and Relocation Costs: \$4,056,500.00

Project Implementation Costs: \$0.00

Other: \$1,921,393.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,235,393.00

Anticipated TOTAL Project Costs: \$44,091,750.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

291 North and Highway 50 Tax Increment Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691105

Developer(s): None at this time

Senate District: 8

House District: 34

Original Date Plan/Project Approved: 9/1/2020

Plan Description:

The Project includes improvements to the 291 Highway corridor, and the North intersection of 291 Highway and U. S. Highway 50.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

2nd and Douglas TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,318,462.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,039,380.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,039,380.00

Anticipated TOTAL Project Costs: \$51,820,210.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

2nd and Douglas TIF Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691090

Developer(s): DTLS Apartments LLC

Senate District: 8

House District: 34

Original Date Plan/Project Approved: 5/1/2019

Plan Description:

The Project includes a redevelopment of the Project Area to create 27 4 Multifamily Housing Units along with a parking structure for access by the residents of the apartments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

Discovery Park Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,770,431.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$29,598,706.00

Other: \$58,333,720.00

Other: \$30,685,575.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$198,388,432.00

Anticipated TOTAL Project Costs: \$951,032,692.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

Discovery Park Tax Increment Financing Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 816-969-1105

Developer(s): Discovery Park Lees Summit LLC

Senate District: 8

House District: 34

Original Date Plan/Project Approved: 11/1/2022

Plan Description:

A mixed use development containing approximately 650,000 square feet of retail, office, entertainment and hospitality space and/or related commercial uses, approximately 2,791 luxury multi-family units and approximately 1,520 structured parking spaces. Phase 1 is currently under construction.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

East U.S. Highway 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$18,288,386.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,278,873.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$47,036,277.00

Property Acquisition and Relocation Costs: \$642,628.00

Project Implementation Costs: \$70,000.00

Other: \$97,100.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,846,005.00

Anticipated TOTAL Project Costs: \$250,000,000.00

Financing Method:

Pay As You Go
Loan
Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691105

Developer(s): Project Area 4- Todd George Marketplace Inc.

Senate District: 8

House District: 30 & 34

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Plan anticipated four project areas. Project Area 1 medical facilities, offices and commercial office space. Project Area 4 Retail, mixed use on 15.17 acres. Project Area 1 and 4 were activated, Project Areas 2 and 3 were not activated.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	758
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

New Longview Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$195,650.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,200,065.00 Amount on Hand: \$166,549.00

Economic Activity Taxes:

Total received since inception: \$1,812,317.00 Amount on Hand: \$29,101.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: \$3,350,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$85,452,498.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

New Longview Tax Increment Financing Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691105

Developer(s): Box Real Estate Development LLC,Russell G. Pearson

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 3/1/2002

Plan Description:

The amended Plan includes the stabilization and rehabilitation of 9 historic structures using TIF revenues generated in the Redevelopment Project Areas 1 B,2c,3 and 6. The remaining project areas shown in the original plan will not be redeveloped under the amended plan.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

New Longview Tax Increment Financing Plan (2016)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,124.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,140,615.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$295,243.00 Amount on Hand: \$10,124.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$14,900,000.00

Other: \$2,039,463.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,939,463.00

Anticipated TOTAL Project Costs: \$85,452,498.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

New Longview Tax Increment Financing Plan (2016)

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691105

Developer(s): Box Real Estate Development LLC,Russell G. Pearson

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 12/1/2015

Plan Description:

The TIF Plan is a Conservation TIF Plan with the purpose of rehabilitating Historic Structures in the TIF Project Area including the Mansion, Pergola, Calf and Shelter Barns, Milk House, Farm Office and Dairy Manager's Office located on the original Longview Farm.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	131
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

Oldham Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,000,000.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$5,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,000,000.00

Anticipated TOTAL Project Costs: \$180,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

LEE'S SUMMIT

Oldham Village TIF Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691105

Developer(s): Oldham Investors, LLC

Senate District: 8

House District: 34

Original Date Plan/Project Approved: 1/1/2025

Plan Description:

Demolish portions of the blighted buildings & redevelop the Redevelopment area into a remodeled and newly constructed development. Reconfiguration and improvement of roadways and other infrastructure, and construction of new uses such as retail, restaurants, entertainment, recreation & othe commercial uses.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

Ritter Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,622,493.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,015,132.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,570,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,219,352.00

Other: \$184,400.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,973,752.00

Anticipated TOTAL Project Costs: \$12,319,998.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

Ritter Plaza Tax Increment Financing Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 8169691105

Developer(s): Ritter Plaza LLC, Kevin Fitzpatrick

Senate District: 8

House District: 34

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The project consists of 41 ,000 square feet of retail development on 7.2 acres of land, infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road.Improvements have been completed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	57
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

Streets of West Pryor Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32,773.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,853,904.00 Amount on Hand: \$11,849.00

Economic Activity Taxes:

Total received since inception: \$3,155,103.00 Amount on Hand: \$20,924.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,233,940.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$2,570,973.00

Other: \$3,466,599.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,271,512.00

Anticipated TOTAL Project Costs: \$178,559,545.00

Financing Method:

Pay As You Go

Industrial Revenue Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

LEE'S SUMMIT

Streets of West Pryor Tax Increment Financing Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 816-969-1090

Developer(s): Streets of West Pryor LLC

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 1/1/2019

Plan Description:

The project includes a mixed use development containing national, regional, and local retailers and restaurants, multifamily apartments and other residential and commercial uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	223
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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LEE'S SUMMIT

Summit Fair Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$20,544,001.07 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,816,071.81 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,023,401.00

Property Acquisition and Relocation Costs: \$5,844,542.00

Project Implementation Costs: \$4,156,839.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,024,782.00

Anticipated TOTAL Project Costs: \$217,268,488.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

LEE'S SUMMIT

Summit Fair Tax Increment Financing Plan

Contact Agency: LEE'S SUMMIT

Contact Phone: 816-969-1090

Developer(s): RED Lees Summit East LLC

Senate District: 8

House District: 34

Original Date Plan/Project Approved: 9/1/2006

Plan Description:

Project Area 1 consists of a shopping center with approximately 497,000 square feet of retail, with related infrastructure improvements. Project Area 5 consists of a limited retail and infrastructure improvements required for the total project. Project Areas 2a and 2b were activated, however, no development occurred, so both Project Area 2a and 2b were terminated.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	414
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,469,334.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,127,517.00 Amount on Hand: \$1,204,245.00

Economic Activity Taxes:

Total received since inception: \$9,088,446.00 Amount on Hand: \$1,634,542.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,519,061.00

Property Acquisition and Relocation Costs: \$12,504,332.00

Project Implementation Costs: \$950,680.00

Other: \$140,469.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,428,621.00

Anticipated TOTAL Project Costs: \$80,640,326.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Liberty Commons

Contact Agency: Liberty

Contact Phone: 8164394453

Developer(s): Legacy Development

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/1/2014

Plan Description:

The TIF Plan calls for a mixed use project including retail, restaurants and a hotel

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,050,841.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,229,724.00 Amount on Hand: \$594,785.00

Economic Activity Taxes:

Total received since inception: \$2,769,514.00 Amount on Hand: \$300,150.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,319,562.00

Property Acquisition and Relocation Costs: \$700,000.00

Project Implementation Costs: \$675,957.00

Other: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,913,372.00

Anticipated TOTAL Project Costs: \$12,102,784.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

Contact Agency: Liberty

Contact Phone: 8164394453

Developer(s): Star Development

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 10/1/2008

Plan Description:

Blue Jay Crossing is an amendment to the TIF Triangle project, but maintains a separate TIF Fund from the Triangle and therefore the project is tracked separately. The project includes mixed use retail and commercial buildings. A theater is the most recent building to be added.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	Actual to Date:	173
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Number of Retained Jobs:

Projected:	35	Actual to Date:	35
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Liberty

Rober's Plaza Tax Increment Financing Dist

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,113,357.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,793,356.00 Amount on Hand: \$303,849.00

Economic Activity Taxes:

Total received since inception: \$3,312,036.00 Amount on Hand: \$266,846.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,638,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$593,000.00

Other: \$530,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,761,000.00

Anticipated TOTAL Project Costs: \$32,032,903.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Rober's Plaza Tax Increment Financing Dist

Contact Agency: Liberty

Contact Phone: 8164394453

Developer(s): Rogers Sporting Goods

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping center. Includes 99,500 sq. ft. of commercial retail space, 15,000 sq ft of warehouse area, a 22,500 sq ft hotel and a medical clinic. All but two parcels are developed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,771,840.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,613,814.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$1,550,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,200,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s): None

Senate District: 27

House District: 116

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Providing infrastructure of the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of the City's water plant. Also, provide a by-pass around flood areas and to make road and street improvements and signals.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	500	Actual to Date:	480
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maplewood

Deer Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$175,951.18 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,350,314.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,897,415.89 Amount on Hand: \$175,951.18

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,500,000.00

Anticipated TOTAL Project Costs: \$27,150,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Maplewood

Deer Creek

Contact Agency: Maplewood

Contact Phone: 3146463604

Developer(s): Ramco Gershenson LP

Senate District: 1

House District: 83

Original Date Plan/Project Approved: 6/1/2012

Plan Description:

Redevelopment of the area into approximately 205,000 square feet of space at least 75 is to be used for sales tax generating activity

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	288
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Maplewood

Hanley Road South of Folk

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,212,563.30 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$14,097,879.26 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$27,023,113.29 Amount on Hand: \$1,212,563.30

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,500,000.00

Anticipated TOTAL Project Costs: \$9,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 6

Maplewood

Hanley Road South of Folk

Contact Agency: Maplewood

Contact Phone: 3146463604

Developer(s): Alan Bornstein

Senate District: 1

House District: 83

Original Date Plan/Project Approved: 11/1/2003

Plan Description:

Redevelopment of an old residential & industrial area including a large hazardous chemical contaminated area into a retail area to include a big box retailer & restaurants

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	277	Actual to Date:	344
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Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$511,882.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,775,863.00 Amount on Hand: \$446,370.00

Economic Activity Taxes:

Total received since inception: \$256,297.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,500,000.00

Anticipated TOTAL Project Costs: \$29,500,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 314-291-6550

Developer(s): NA

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

The project will provide for investment in infrastructure, redevelopment, elimination of blight and conservation

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Miner

Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,360,718.56 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,542,088.93 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$900,000.00

Property Acquisition and Relocation Costs: \$950,000.00

Project Implementation Costs: \$250,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$15,050,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner

Contact Phone: 573-471-8520

Developer(s): Drury Development Corporation

Senate District: 27

House District: 148

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Demolition of old blighted hotel and construction of a new Drury Hotel and complimentary commercial properties and infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Moscow Mills

Redevelopment Plan for the Highway 61 Redevelopmen

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/18/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,800,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,500,000.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

Moscow Mills

Redevelopment Plan for the Highway 61 Redevelopmen

Contact Agency: Moscow Mills
Contact Phone: 636-356-4220
Developer(s): Crossroads Center Moscow Mills, LLC
Senate District: 10
House District: 41
Original Date Plan/Project Approved: 9/1/2003

Plan Description:

The Redevelopment Project consists of infrastructure and road improvements throughout the Redevelopment Area to support up to 900,000 square feet of commercial development.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2540	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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North Kansas City

North Kansas City Destination Developers TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$414,250.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,715,650.00 Amount on Hand: \$182,402.00

Economic Activity Taxes:

Total received since inception: \$899,969.00 Amount on Hand: \$231,849.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,828,531.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,829,366.00

Other: \$88,051,200.00

Other: \$7,750,379.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$140,922,487.00

Anticipated TOTAL Project Costs: \$217,452,527.00

Financing Method:

Pay As You Go
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

North Kansas City

North Kansas City Destination Developers TIF Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): North Kansas City Destination Developers, LLC

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 10/1/2017

Plan Description:

Developers vision for the Redevelopment Area is to make it a destination for recreation, shopping, overnight stays, and conferences. This concept is to promote and sustain economic activity within the Redevelopment Area, and to create a unique space that supports a mix of commercial uses and community amenities. The intent is to make this area a destination to draw users and visitors from both within and outside of the City.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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North Kansas City

Northgate Village Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$15,955,615.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$232,445.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,649,602.00

Property Acquisition and Relocation Costs: \$14,364,203.00

Project Implementation Costs: \$612,641.00

Other: \$538,935.00

Other: \$1,018,959.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,184,340.00

Anticipated TOTAL Project Costs: \$29,339,576.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

North Kansas City

Northgate Village Tax Increment Financing Plan

Contact Agency: North Kansas City

Contact Phone: 8164127814

Developer(s): Hunt-Midwest Enterprises, Rainen Companies Inc, ST

Senate District: 18

House District: 18

Original Date Plan/Project Approved: 2/1/2000

Plan Description:

The Northgate Redevelopment involved the replacement of single-story garden style apartments 666 with a mixed-use redevelopment. The last years of the complex saw an increasing amount of unattended deterioration which became an increasing blight upon the community and surrounding neighborhoods. Given it made up such a significant portion of the city's residential community, the City decided to take the significant step of designating the area for redevelopment.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Arrowhead Development Group, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$569,989.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$55,835,595.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$55,835,595.00

Anticipated TOTAL Project Costs: \$385,731,340.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Osage Beach

Arrowhead Development Group, LLC

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Arrowhead Development Group, LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 2/1/2016

Plan Description:

The redevelopment plan proposes to develop eight redevelopment areas/districts. Upon full completion of all districts, is anticipated that the Redevelopment will be a mixed-use development and will include institutional, residential, recreation, retail and office.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing

Number of New Jobs:

Projected:	0	Actual to Date:	59
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Dierbergs Osage Beach Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,032,219.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,139,158.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,944,877.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$155,123.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,100,000.00

Anticipated TOTAL Project Costs: \$34,234,400.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 17

Osage Beach

Dierbergs Osage Beach Redevelopment Project

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Dierbergs Osage Beach LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 12/1/2010

Plan Description:

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space., next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond Closed 2023 and Dicks Sporting Goods

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

e Other describe The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increme

Number of New Jobs:

Projected:	90	Actual to Date:	90
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Lakeport Village

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$62,782,997.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$62,782,997.00

Anticipated TOTAL Project Costs: \$495,021,767.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Osage Beach

Lakeport Village

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Lakeport Village - Oasis at Lakeport
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 4/1/2023

Plan Description:

The project is a new 495 million family resort and entertainment district, to be developed at Highway 54 and Jeffries Road, adjacent to the Grand Glaize Bridge. Construction plans include the creation of a year-round entertainment destination offering 25 acres of amusement rides and attractions a Marriott Hotels property with 26,000-square-foot conference center an indoor waterpark restaurants 200 public boat slips and a 1,000-space parking garage.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

e Other describe The Redevelopment Area is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financin

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

TSG Osage Beach, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$27,194.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$299,273.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,200,000.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$350,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,550,000.00

Anticipated TOTAL Project Costs: \$30,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Osage Beach

TSG Osage Beach, LLC

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): The Staenberg Group - TSG Osage Beach LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 9/1/2017

Plan Description:

The Plan proposes a 30,500,000 project. Retail space encompassing multiple buildings containing approximately 131,000 square feet of space and the out lot, as well as approximately 672 surface parking spaces. Hobby Lobby opened August 2022.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

e Other describe The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increme

Number of New Jobs:

Projected:	210	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Pagedale

Pagedale TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$129,119.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$581,304.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$783,489.00 Amount on Hand: \$15,643.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$905,000.00

Property Acquisition and Relocation Costs: \$1,000,884.00

Project Implementation Costs: \$1,751,175.00

Other: \$2,443,084.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,143.00

Anticipated TOTAL Project Costs: \$47,239,175.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale
Contact Phone: 314-726-1200
Developer(s): Beyond Housing, Inc
Senate District: 14
House District: 86
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelop the area to build a variety of mixed-use project commercial, retail, and residential. Key projects include a grocery store, bank, multi-family residential, health services center, cinema, and financial advisement center.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	253	Actual to Date:	255
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Downtown Park Hills Redevelopment District 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$251,334.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$563,693.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$650,000.00

Property Acquisition and Relocation Costs: \$250,000.00

Project Implementation Costs: \$100,000.00

Other: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$18,599,000.00

Financing Method:

Pay As You Go
General Obligation Bonds
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

Park Hills

Downtown Park Hills Redevelopment District 4

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Town & Country Grocers of Fredericktown, MO
Senate District: 3
House District: 117
Original Date Plan/Project Approved: 7/1/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition of blighted structures to provide a parking lot. Grading and demolition for grocery store construction and acquisition of land for road improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Park Hills

Highway 67 Corridor Redevelopment District 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,400,000.00

Property Acquisition and Relocation Costs: \$370,000.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,810,000.00

Anticipated TOTAL Project Costs: \$1,810,000.00

Financing Method:

Pay As You Go
General Obligation Bonds
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Park Hills

Highway 67 Corridor Redevelopment District 2

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): Hefner Furniture & Appliances

Senate District: 3

House District: 117

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Plans have included relocation of water and sewer utility mains to accommodate construction of a west outer road alongside the US Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of a natural gas main and three-phase electric lines, as well as construction of potable water storage with a connection main, have also been project components.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	7	Actual to Date:	7
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Highway 67 Fairgrounds Dr. Redevelopment Plan (5)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$207,334.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$96,779.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,265,000.00

Property Acquisition and Relocation Costs: \$300,000.00

Project Implementation Costs: \$0.00

Other: \$438,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,353,000.00

Anticipated TOTAL Project Costs: \$19,353,000.00

Financing Method:

Pay As You Go
General Obligation Bonds
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Park Hills

Highway 67 Fairgrounds Dr. Redevelopment Plan (5)

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Leadbelt Powersports
Senate District: 3
House District: 117
Original Date Plan/Project Approved: 12/1/2019

Plan Description:

Expand opportunities for new commercial and residential development, which will support and encourage major development activities on properties both within and adjacent to the Redevelopment Area. Prevent conditions from deteriorating further in the Redevelopment Area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Parkway Drive Redevelopment District 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,000,000.00

Other: \$700,000.00

Other: \$300,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$40,135,000.00

Financing Method:

Pay As You Go
General Obligation Bonds
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Park Hills

Parkway Drive Redevelopment District 3

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): None

Senate District: 3

House District: 117

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Plans have included the extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	13	Actual to Date:	13
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Perry County

Redevelopment Plan for the Highway 51/61 Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$601,515.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,233,905.00 Amount on Hand: \$528,118.00

Economic Activity Taxes:

Total received since inception: \$171,486.00 Amount on Hand: \$73,397.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,132,500.00

Property Acquisition and Relocation Costs: \$530,000.00

Project Implementation Costs: \$1,742,500.00

Other: \$1,072,250.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,427,250.00

Anticipated TOTAL Project Costs: \$46,800,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Perry County

Redevelopment Plan for the Highway 51/61 Tax

Contact Agency: Perry County

Contact Phone: 573-547-4242

Developer(s): None

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

Street, water, sewer, gas, property acquisition and parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	500	Actual to Date:	451
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Perryville

Redevelopment Plan for downtown Perryville Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$137,241.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$86,367.00 Amount on Hand: \$18,001.00

Economic Activity Taxes:

Total received since inception: \$572,106.00 Amount on Hand: \$119,240.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,250,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,787,500.00

Other: \$1,153,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,691,750.00

Anticipated TOTAL Project Costs: \$33,000,000.00

Financing Method:

Pay As You Go
TIF Notes
Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Perryville

Redevelopment Plan for downtown Perryville Tax

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s): None

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 2/1/2012

Plan Description:

The City will fund grants to various property owners for rehabilitation and stabilization of commercial buildings,faade improvements, signage, electrical, water and sewer improvements

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	Actual to Date:	89
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Number of Retained Jobs:

Projected:	50	Actual to Date:	15
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Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$659,183.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,306,290.00 Amount on Hand: \$450,959.00

Economic Activity Taxes:

Total received since inception: \$1,064,894.00 Amount on Hand: \$208,224.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$40,837,500.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$5,875,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,712,500.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s): None

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 1/1/2012

Plan Description:

Streets, water, sewer, site improvements and new I-55 interchange

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	Actual to Date:	75
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Platte City

Shoppes at North Gate Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/28/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,488,282.00

Anticipated TOTAL Project Costs: \$17,648,880.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Platte City

Shoppes at North Gate Redevelopment Plan

Contact Agency: Platte City
Contact Phone: 816-858-3046
Developer(s): Cox Rabius Development LLC
Senate District: 34
House District: 30
Original Date Plan/Project Approved: 12/1/2005

Plan Description:

The redevelopment plan will consist of one redevelopment project including a new, high-quality pedestrian friendly shopping area encompassing approximately 7.5 acres of new commercial development containing approximately 57,100 sq ft of new retail and restaurant space

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	78	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Pleasant Valley

Pleasant Valley Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,200,000.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$0.00

Other: \$560,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,160,000.00

Anticipated TOTAL Project Costs: \$6,160,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Pleasant Valley

Pleasant Valley Tax Increment Financing Plan

Contact Agency: Pleasant Valley

Contact Phone: 8168834698

Developer(s): Star Development

Senate District: MO-17

House District: MO-17

Original Date Plan/Project Approved: 9/1/2018

Plan Description:

The plan and the project calls for the construction of 1. private drive at Pleasant Valley Road 2. Pleasant Valley Road at Sobbie Road 3. private drive at Sobbie Road 4. detention basin 5. storm sewer 6. sanitary sewer 7. water main 8. dry utility 9. demo and mass grading of redevelopment area 10. private drives/utilities and 11. installation of various landscaping and hardscaping areas.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Foxwood Village Shops Tax Increment Finance Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$255,955.43 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$168,830.33 Amount on Hand: \$21,606.77

Economic Activity Taxes:

Total received since inception: \$1,046,935.05 Amount on Hand: \$234,388.66

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,576,575.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$727,542.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,304,117.00

Anticipated TOTAL Project Costs: \$12,764,764.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raymore

Foxwood Village Shops Tax Increment Finance Plan

Contact Agency: Raymore

Contact Phone: (816) 892-3030

Developer(s): Realty Assets, LLC

Senate District: 31

House District: 55

Original Date Plan/Project Approved: 1/1/2001

Plan Description:

The redevelopment area consists of approx. 12.68 acres of property located in Raymore, generally to the south of MO Hwy 58 at its intersection with Mott Drive the Redevelopment Area. The entire Redevelopment Area will be redeveloped as one redevelopment project the Redevelopment Project to consist of a commercial development comprised of an approximately 4,507 sq ft restaurant and approximately 52,520 sq ft of strip retail space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	142	Actual to Date:	68
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Highway 58 and Dean Avenue TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,438.26 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$197,240.58 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,027,248.01 Amount on Hand: \$12,438.26

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$525,000.00

Property Acquisition and Relocation Costs: \$850,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,375,000.00

Anticipated TOTAL Project Costs: \$9,170,328.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Raymore

Highway 58 and Dean Avenue TIF

Contact Agency: Raymore
Contact Phone: (816) 892-3030
Developer(s): Raymore Partners, LLC co Cadence Commercial Real
Senate District: 31
House District: 55
Original Date Plan/Project Approved: 3/1/2016

Plan Description:

See Attachment 2 - will be e-mailed.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Highway 58 West Extended Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$254,499.99 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,842,755.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24,547,099.20 Amount on Hand: \$254,499.99

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Raymore

Highway 58 West Extended Redevelopment Plan

Contact Agency: Raymore
Contact Phone: (816) 892-3030
Developer(s): PDD Development, LLC & Raymore Galleria, LLC
Senate District: 31
House District: 55
Original Date Plan/Project Approved: 1/1/2005

Plan Description:

See Attachment - will be e-mailed.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	153	Actual to Date:	458
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Hadley Township Redevelopment Project Area-North

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,801,029.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,008,403.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,128,500.00

Project Implementation Costs: \$228,899.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,357,399.00

Anticipated TOTAL Project Costs: \$1,357,399.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Hadley Township Redevelopment Project Area-North

Contact Agency: Richmond Heights

Contact Phone: 314-655-3526

Developer(s): Menards

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Includes 10 retail and restaurants. This project supports the Hadley Township South Development Sub-Area M which includes a 246,346 SF two story Menards Home Improvement store, with associated yard, covered storage and parking lot with 406 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	280	Actual to Date:	142
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,598,308.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,352,174.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Hadley Township Redevelopment Project Area-South

Contact Agency: Richmond Heights

Contact Phone: 314-655-3526

Developer(s): Menards

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The area includes a 246,346 SF two story Menards Home Improvement store, with associated yard, covered storage and parking lot with 406 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	160	Actual to Date:	160
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

I-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,273,861.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$80,728,819.00 Amount on Hand: \$2,273,861.00

Economic Activity Taxes:

Total received since inception: \$6,114,209.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$86,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,600,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Riverside

I-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): NorthPoint Development

Senate District: 34

House District: 12

Original Date Plan/Project Approved: 7/1/1996

Plan Description:

The construction of the Riverside and Quindaro Bend Levees to provide flood protection a full diamond interchange at I-635 and Van de Populier Road and improvement to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of mixed use retail/commercial/industrial development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	12664	Actual to Date:	4100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

West Platte Road Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,083,163.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$47,910.17 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,193,752.00

Property Acquisition and Relocation Costs: \$750,748.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,944,500.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): Briarcliff Development Company

Senate District: 34

House District: 12

Original Date Plan/Project Approved: 7/1/2007

Plan Description:

The plan consists of 2 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 75,000 sq. ft. of commercial buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	50	Actual to Date:	27
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Rolla

Westside Marketplace Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,859,592.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,445,941.00 Amount on Hand: \$98,562.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Rolla

Westside Marketplace Redevelopment Project

Contact Agency: Rolla

Contact Phone: 573-426-6980

Developer(s): UTW Rolla Development, LLC

Senate District: 16

House District: 121

Original Date Plan/Project Approved: 10/1/2016

Plan Description:

The purpose of the Redevelopment Project is to reduce/eliminate blighted conditions on the subject property in order to facilitate economic development and revitalization of RPA 1. The Redevelopment Plan contains strategies and projections to construct a new retail center consisting of 339,000 SF of space for 5 retailers anchored by a Menards Store to retain and grow retail opportunities in the Rolla region.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	250	Actual to Date:	285
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sedalia

50 Highway Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,152.64 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$125,025.18 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$465,262.59 Amount on Hand: \$26,152.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$903,434.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$230,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,288,464.00

Anticipated TOTAL Project Costs: \$11,129,616.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sedalia

50 Highway Tax Increment Financing Plan

Contact Agency: Sedalia

Contact Phone: 660-287-3000

Developer(s): Star Acquisitions

Senate District: 28

House District: 118

Original Date Plan/Project Approved: 11/1/2015

Plan Description:

Redevelopment of two areas of vacant land connected by Highway 50 right-of-way and including the design and construction of approximately 22,000 square feet of restaurant, retail, and/or other commercial facilities. The TIF resources are need to offset the extraordinary costs of the development to cure the blight.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	46
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$49,419.64 As of: 10/30/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,269,490.46 Amount on Hand: \$49,419.64

Economic Activity Taxes:

Total received since inception: \$4,052.67 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$50,000.00

Other: \$1,598,000.00

Other: \$100,000.00

Other: \$513,066.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,086,066.00

Anticipated TOTAL Project Costs: \$12,599,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

Contact Agency: Sedalia

Contact Phone: 6608517605

Developer(s): na

Senate District: 28

House District: 118

Original Date Plan/Project Approved: 11/1/2008

Plan Description:

The redevelopment plan focuses resources to provide opportunities for infrastructure development and rehab, residential reinvestment and private investment. Activities to be undertaken as part of the redevelopment plan to achieve this goal include building rehab, infill development, street improvements and enhancements to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	13	Actual to Date:	207
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,539,717.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$43,707,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Sikeston

60/61 TIF District

Contact Agency: Sikeston
Contact Phone: 5734753714
Developer(s): Four Corners Development Co., Inc
Senate District: 25
House District: 149
Original Date Plan/Project Approved: 6/1/2000

Plan Description:

A mixture of commercial and residential development

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	180	Actual to Date:	387
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Number of Retained Jobs:

Projected:	80	Actual to Date:	100
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Sikeston

Colton's Steakhouse and Grill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$113,418.99 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$310,545.81 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$381,362.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$381,362.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sikeston

Colton's Steakhouse and Grill

Contact Agency: Sikeston
Contact Phone: 5734753714
Developer(s): Six Thirty Two LLC
Senate District: 27
House District: 149
Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Franchise steakhouse and grill which will provide a restaurant along the Hwy 60 corridor. Square footage is 6,716, consisting of wood frame with hardboard lap siding, manufactured stone veneer and stucco on concrete slab with membrane roof and metal awings.

Plan/Project Status: District Dissolved

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

Holiday Inn Express

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$425,879.83 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$419,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$5,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$424,000.00

Anticipated TOTAL Project Costs: \$6,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sikeston

Holiday Inn Express

Contact Agency: Sikeston

Contact Phone: 5734753714

Developer(s): Select Hospitality

Senate District: 25

House District: 149

Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Construction of new Holiday Inn Express Select Service Hotel-73 rooms

Plan/Project Status: District Dissolved

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,076,903.57 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,328,778.50 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$700,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$8,250,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston

Contact Phone: 5734753714

Developer(s): Sikeston Acquisitions

Senate District: 27

House District: 148

Original Date Plan/Project Approved: 9/1/2004

Plan Description:

Site demolition and construction of commercial and retail businesses

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	70	Actual to Date:	0
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SMITHVILLE

110 Smithville TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$930,000.00

Property Acquisition and Relocation Costs: \$154,121.00

Project Implementation Costs: \$0.00

Other: \$30,910.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,115,031.00

Anticipated TOTAL Project Costs: \$15,833,628.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

SMITHVILLE

110 Smithville TIF Redevelopment Plan

Contact Agency: SMITHVILLE

Contact Phone: 816-532-3897

Developer(s): 110 Smithville, LLC

Senate District: 17

House District: 35

Original Date Plan/Project Approved: 8/1/2023

Plan Description:

See Attachment 2 - will be e-mailed.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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SMITHVILLE

Smithville Commons TIF Redevelopment Plan (2017)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$248,101.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,085,349.00 Amount on Hand: \$248,101.00

Economic Activity Taxes:

Total received since inception: \$2,417,356.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,252,639.24

Property Acquisition and Relocation Costs: \$3,700,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,952,639.24

Anticipated TOTAL Project Costs: \$31,786,500.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

SMITHVILLE

Smithville Commons TIF Redevelopment Plan (2017)

Contact Agency: SMITHVILLE
Contact Phone: 816-532-3897
Developer(s): Development Associates Smithville, LLC
Senate District: 17
House District: 35
Original Date Plan/Project Approved: 8/1/2017

Plan Description:

See Attachment 2 - will be e-mailed.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	114	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Springfield

Brody Corners TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$12,708.51 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,992,677.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,442,677.00

Anticipated TOTAL Project Costs: \$27,025,740.00

Financing Method:

Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

Brody Corners TIF

Contact Agency: Springfield
Contact Phone: 417-864-1037
Developer(s): West Sunshine Development, LLC
Senate District: 20
House District: 130
Original Date Plan/Project Approved: 3/1/2022

Plan Description:

The Redevelopment Plan proposes to redevelop the Area for retail, restaurant, office, and other commercial uses. TIF revenues will be used to fund approximately 3.44 Million of project costs within the Redevelopment Area, which include site excavation, extension of public utilities and sanitary sewer, and construction of stormwater facilities and public streets.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Springfield

Commercial Street TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,471,669.86 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,421,828.23 Amount on Hand: \$1,455,485.49

Economic Activity Taxes:

Total received since inception: \$25,798.13 Amount on Hand: \$16,184.37

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,216,000.00

Property Acquisition and Relocation Costs: \$750,000.00

Project Implementation Costs: \$240,000.00

Other: \$250,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,456,000.00

Anticipated TOTAL Project Costs: \$5,456,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

Commercial Street TIF

Contact Agency: Springfield

Contact Phone: 417-864-1097

Developer(s): Juliet Mee

Senate District: 30

House District: 132

Original Date Plan/Project Approved: 4/1/2008

Plan Description:

The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Springfield

Jordan Valley Park TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,897.18 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,945,027.34 Amount on Hand: \$277,391.58

Economic Activity Taxes:

Total received since inception: \$341,606.94 Amount on Hand: \$1,233.06

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$18,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,100,000.00

Anticipated TOTAL Project Costs: \$150,545,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

Jordan Valley Park TIF

Contact Agency: Springfield
Contact Phone: 417-864-1097
Developer(s): Atrium Holding Company
Senate District: 30
House District: 132 & 135
Original Date Plan/Project Approved: 10/1/2000

Plan Description:

The Plan will revitalize the Area and positively impact all of central Springfield through the development of public improvements and concurrent private development. Projects within the area include a municipally-owned recreational ice facility, exposition hall, a public park, privately owned minor league baseball stadium, parking deck, and a business class hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Springfield

Springfield IDEA Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,125,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,225,000.00

Anticipated TOTAL Project Costs: \$55,397,284.00

Financing Method:

Pay As You Go

Loan

Industrial Revenue Bond

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

Springfield IDEA Commons

Contact Agency: Springfield
Contact Phone: 417-864-1097
Developer(s): The Vecino Group, LLC
Senate District: 30
House District: 132
Original Date Plan/Project Approved: 6/1/2020

Plan Description:

The Redevelopment Plan proposes demolition of two blighted buildings within the Redevelopment Area expansion of the JVIC operated by Missouri State University construction of a separate class-A equivalent office building construction of a multi-level parking garage a common area/urban park between and around the office building and the parking garage storm water and sanitary sewer improvements and improvements to E Phelps St.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Springfield

Springfield Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$169,224.26 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$720,309.25 Amount on Hand: \$28,439.62

Economic Activity Taxes:

Total received since inception: \$3,565,746.22 Amount on Hand: \$140,784.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,734,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$595,016.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,579,016.00

Anticipated TOTAL Project Costs: \$78,454,016.00

Financing Method:

Loan
Other

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Springfield

Springfield Plaza TIF

Contact Agency: Springfield
Contact Phone: 417-864-1097
Developer(s): Springfield Plaza Real Estate, Inc.
Senate District: 30
House District: 130
Original Date Plan/Project Approved: 5/1/2013

Plan Description:

The Redevelopment Plan proposes to redevelop the Area into a 432,500 square foot retail and office mixed-use development. TIF revenues will be used to fund approximately 9.58 million of public improvements in and around the Redevelopment Area. Such improvements include, but are not limited to road and intersection improvements, new public streets, storm water facilities, sanitary sewers, and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St Joseph

Gilmore Building Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$81,634.03 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,304.43 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$63,500.00

Other: \$102,500.00

Other: \$65,000.00

Other: \$60,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$291,000.00

Anticipated TOTAL Project Costs: \$1,883,457.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St Joseph

Gilmore Building Redevelopment

Contact Agency: St Joseph

Contact Phone: 816-271-5526

Developer(s): R&M Machines, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 11/1/2014

Plan Description:

The rehab and restoration of an existing building for the development of retail space and market rate apartments. The building is four stories high and approximately 36,000 sq ft. The main floor will be a coffee shop and entertainment venue. The other floors will be converted to 15 residential loft apartments. Renovations include repairing and restoring the exterior of the building to maintain the historical faade.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Plaza at Noahs Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52,645.59 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$16,018,164.10 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,752,251.47 Amount on Hand: \$52,645.59

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,786,225.00

Property Acquisition and Relocation Costs: \$6,209,088.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$250,000.00

Other: \$1,254,687.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$55,000,000.00

Anticipated TOTAL Project Costs: \$385,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Charles

Plaza at Noahs Ark

Contact Agency: St. Charles
Contact Phone: 6369493302
Developer(s): Cullinan Properties, LTD
Senate District: 23
House District: 106
Original Date Plan/Project Approved: 1/1/2007

Plan Description:

The proposed plan will help facilitate redevelopment of the area for high density planned mixed use and commercial purposes.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

Payments in Lieu of Taxes:

Total received since inception: \$9,304,001.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,318,747.44 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Charles

St. Charles County Convention Center Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): NA

Senate District: 23

House District: 106

Original Date Plan/Project Approved: 11/1/1997

Plan Description:

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 square feet servicing both St. Charles City and St. Charles County. The area will also house a 259 room high quality, full service hotel.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

West Clay Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$726,179.12 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,122,546.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,729,309.63 Amount on Hand: \$53,707.56

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,300,000.00

Property Acquisition and Relocation Costs: \$1,300,000.00

Project Implementation Costs: \$1,500,000.00

Other: \$100,000.00

Other: \$300,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,500,000.00

Anticipated TOTAL Project Costs: \$28,850,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Charles

West Clay Extension

Contact Agency: St. Charles
Contact Phone: 6369493302
Developer(s): SM Properties UV, LLC
Senate District: 23
House District: 65
Original Date Plan/Project Approved: 6/1/2012

Plan Description:

The plan includes a grocery store, anchored retail, and dining development. The plan also includes a post office relocation.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	220
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

American Electric Building Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$724.27 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,606.70 Amount on Hand: \$724.27

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,980,654.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,980,654.00

Anticipated TOTAL Project Costs: \$25,934,060.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Joseph

American Electric Building Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): 302 N. 3rd Street, LLC
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 3/1/2018

Plan Description:

The proposed project involves the rehab and restoration of an existing 200,000 square foot historic building called the American Electric Building located at 302 North 3rd Street for the development of market rate apartments and commercial retail and office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	13
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,752,440.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,586.60 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$2,375,000.00

Other: \$2,567,000.00

Other: \$85,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,539,786.00

Anticipated TOTAL Project Costs: \$19,375,786.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Joseph

Cook Road Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Greystone Partners Land Development, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 3/1/2008

Plan Description:

1 private project improvements that will consist of a residential subdivision on approximately 185 acres of land into over 350 single family & townhouse housing units, 2 improvements to Cook Road resulting in a 3-lane section, concrete curb & gutter, storm water drainage, and raised grass medians, 3 sewer system improvements including gravity sewer lines, a new pump station 4 construction of a 2000 ft. waterline.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,640.50 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$6,187,800.99 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,365,518.73 Amount on Hand: \$6,640.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,279,936.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$2,837,315.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,897,042.00

Anticipated TOTAL Project Costs: \$131,056,412.00

Financing Method:

Pay As You Go
Industrial Revenue Bond
Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Joseph

East Hills Mall

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Craig Realty Group
Senate District: 34
House District: 28

Original Date Plan/Project Approved: 1/1/2008

Plan Description:

1 Improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry & Frederick entry signals, 3 demo & renovate significant portions of exterior, 4 demo & renovate significant portions of the interior including construction of a food court, 5 construct 45,000 sq ft of new lifestyle retail space, 6 enhance area sidewalks.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	600	Actual to Date:	398
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Number of Retained Jobs:

Projected:	756	Actual to Date:	398
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St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,319,274.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,847,684.79 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,656,539.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$1,000,000.00

Other: \$607,127.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,529,620.00

Anticipated TOTAL Project Costs: \$31,633,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): EBR Enterprises, LLC & Mosaic Life Care Properties
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2006

Plan Description:

This plan provides for the redevelopment of the area consisting of 13.2 acres at the intersection of Blackwell Road and the Belt Highway. It consists of three project areas, consisting of retail space and office space with construction be completed in October of 2008. The plan provides for public infrastructure improvements including road improvements to Blackwell Road and to the Belt Highway.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	203	Actual to Date:	334
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,752,121.25 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$222,487.88 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,093,768.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$178,905.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,272,673.00

Anticipated TOTAL Project Costs: \$33,427,829.00

Financing Method:

Pay As You Go
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): American Family Mutual Insurance Company
Senate District: 34
House District: 29
Original Date Plan/Project Approved: 6/1/2006

Plan Description:

American Family has developed plans for a new building addition to be constructed. The project will also include the construction of new gravity flow sewers & traffic improvements to Mitchell Ave. To enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers & traffic improvements will benefit not only the Company and Missouri Western St University, but all development along the Mitchell Ave corridor.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	825	Actual to Date:	658
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St. Joseph

Mosaic Downtown Revitalization TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,573.89 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,302,174.27 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$69,384.14 Amount on Hand: \$1,573.89

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,035,830.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,946,820.00

Other: \$19,284,210.00

Other: \$5,547,520.00

Other: \$596,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,410,380.00

Anticipated TOTAL Project Costs: \$37,551,440.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Joseph

Mosaic Downtown Revitalization TIF

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Downtown Development
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 12/1/2015

Plan Description:

The plan involves the renovation of the German American Building, the demo and reconstruction of the City owned public parking structure at Felix & 8th Street and the repaving and striping of two surface parking lots. The new parking structure will include three levels one for the employees, one for public City use, and the bottom level will consist of a grocery store, which is much needed in the downtown area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	43
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Number of Retained Jobs:

Projected:	300	Actual to Date:	247
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St. Joseph

North County Development - Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$19,101,186.13 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$51,926,410.30 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$33,957,346.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$160,000.00

Other: \$586,581.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,643,581.00

Anticipated TOTAL Project Costs: \$107,643,091.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Development Company, LLC
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 8/1/2003

Plan Description:

The plan for this Project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1640	Actual to Date:	1240
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Ryan's Block Redevelopment Project-Uptown

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$63,769.76 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$27,035.33 Amount on Hand: \$27,035.33

Economic Activity Taxes:

Total received since inception: \$39,993.90 Amount on Hand: \$39,993.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Joseph

Ryan's Block Redevelopment Project-Uptown

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$10,558,553.74 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,675,296.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,700,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method:

TIF Bonds

Industrial Revenue Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 0

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 10/1/2003

Plan Description:

The Redevelopment Plan provides for the construction of approximately 550,000 gross square feet of improvements to be used for the corporate headquarters and operation of a pork processing facility, estimated value of 130 million, together with the installation, repair, construction, reconstruction and relocation of certain streets and utilities.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	2400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,310.42 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$168,143.60 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$351,174.18 Amount on Hand: \$2,310.42

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$903,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$144,378.00

Other: \$307,089.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,355,097.00

Anticipated TOTAL Project Costs: \$2,737,144.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Joseph

The Center Building

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Mid-City Partnership
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2010

Plan Description:

The approved plan consists of renovating the Center Building which encompasses 609 thru 613 Edmond & 119 thru 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and streetscape on Felix Street. The entire building will be divided into one 15,250 sq ft unit for restaurant/banquet facilities with three planned retail/office units.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	59	Actual to Date:	65
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,951,258.55 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,119,115.04 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,602,986.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$10,077,380.00

Other: \$10,000.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,772,366.00

Anticipated TOTAL Project Costs: \$148,492,231.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St Joe 47, Inc.
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

The plan provides for 1 the rehab of a structure currently existing in the Phase 1 redevelopment area, 2 the construction of several one to four-level commercial, retail and office buildings within the redevelopment areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1500	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,240,683.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$838,600.07 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$807,000.00

Other: \$175,000.00

Other: \$25,000.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Inner Circle Management
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2004

Plan Description:

The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, faade and landscaping improvements. The Redevelopment Area is the public interest because it will result in increased employment within the City and will enhance the tax base of the City.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	132	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Uptown St Joseph

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$26,459.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,233,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,233,500.00

Anticipated TOTAL Project Costs: \$21,227,692.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Joseph

Uptown St Joseph

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Uptown St. Joseph Redevelopment Corporation
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

The plan will consist of the redevelopment of the Heartland West Campus, the renovation of commercial structures, and the renovation of residential structures within the project area. The demolition of the Heartland West Campus will provide approximately 13.6 acres for development of 50 new single family residential units and 24 new single-family town-home units. The area will also include park like amenities and green space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

100 N. Euclid (352-136)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$49,561.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,920,059.00 Amount on Hand: \$49,561.00

Economic Activity Taxes:

Total received since inception: \$3,145,480.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,000,000.00

Anticipated TOTAL Project Costs: \$70,645,787.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

100 N. Euclid (352-136)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): City Walk on Euclid, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 7/1/2013

Plan Description:

Newly constructed mixed-use 7-story structure with 177 market rate apartments, 438 parking garage spaces, and 39,000 SF of retail on a 1.65 acre site. Retail space occupied by Whole Foods grocery store.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	120	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1001 Locust (352-108)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$537,784.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$963,519.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$10,218,750.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

1001 Locust (352-108)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Loftworks - Kinloch TIF, Inc

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehab of a 6 story office building with approx 8,800 SF of retail space and 45,000 of office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	79
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1111 Olive (352-127)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,440,034.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$913,067.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,350,000.00

Anticipated TOTAL Project Costs: \$11,750,583.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

1111 Olive (352-127)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Infomedia, Inc.

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

Mixed-use redevelopment of an underutilized commercial building in the Downtown core. Proposes uses include 77,000 SF of office space, 10,000 SF of storage and ground floor retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	80	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$98,052.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$783,824.00 Amount on Hand: \$98,052.00

Economic Activity Taxes:

Total received since inception: \$73,843.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$11,754,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

1133 Washington Ave. (352-48)

Contact Agency: St. Louis
Contact Phone: 3146573773
Developer(s): Washington Avenue Apartments, L.P.
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of former Days in Motel in 127 apartment units for rental, commercial usage, and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$110,680.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,137,702.00 Amount on Hand: \$110,680.00

Economic Activity Taxes:

Total received since inception: \$232.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,371,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): AD Brown Acquisition Corp., LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovation of 9-story A.D. Brown Building for 89 condominiums with ground floor commercial and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$680.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$596,106.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,957,455.00 Amount on Hand: \$680.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,300,000.00

Anticipated TOTAL Project Costs: \$21,672,113.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

1225 Washington (352-122)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 1227 Washington TIF, Inc

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

The rehab of the building includes 45 residential apartments with ground floor commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	116	Actual to Date:	17
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$338,864.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$35,957.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Convention Plaza Apartments, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovation

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1449-1601 S. Jefferson (352-132)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$340,824.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$555,696.00 Amount on Hand: \$53,079.00

Economic Activity Taxes:

Total received since inception: \$1,052,495.00 Amount on Hand: \$287,745.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,170,000.00

Anticipated TOTAL Project Costs: \$8,685,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

1449-1601 S. Jefferson (352-132)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2012

Plan Description:

Renovate 47,000 SF commercial building for new tenants and construct 7,500 SF commercial out lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	76	Actual to Date:	11
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1505 Missouri Ave. (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$429,320.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,185.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

1505 Missouri Ave. (352-21)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

Adaptive reuse of an historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of an historic neighborhood

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1910 Locust (352-102)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,258.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$530,044.00 Amount on Hand: \$3,258.00

Economic Activity Taxes:

Total received since inception: \$777,508.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

1910 Locust (352-102)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 1891 Locust LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2009

Plan Description:

The project consists of the renovation and rehab of the building located at 1910 Locust originally for the relocation of Paradowski Creative, now leasable office space. The building includes 29,155 s/f of leasable space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	40	Actual to Date:	46
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

2200 Gravois (352-85)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$729,416.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$236,830.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

2200 Gravois (352-85)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 2200 Gravois, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehab of a historic structure into mixed use commercial and residential uses

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	Actual to Date:	6
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

2727 Washington (352-133)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,509.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$466,239.00 Amount on Hand: \$15,509.00

Economic Activity Taxes:

Total received since inception: \$40,430.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$450,000.00

Anticipated TOTAL Project Costs: \$1,699,700.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

2727 Washington (352-133)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Birch LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2012

Plan Description:

Rehabilitate unoccupied two-story 13,000 SF building for use as VA Medical Clinic

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	32	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

32 North Euclid (352-149)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97,216.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,836,826.00 Amount on Hand: \$97,216.00

Economic Activity Taxes:

Total received since inception: \$1,171,439.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,500,000.00

Anticipated TOTAL Project Costs: \$31,897,340.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

32 North Euclid (352-149)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): North Euclid Developer, Inc. (The Koman Group)
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 11/1/2015

Plan Description:

Demolish and redevelop outdated commercial space with newly-constructed apartment building with ground floor retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	Actual to Date:	2
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

3693 Forest Park (352-115)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,608.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$574,890.00 Amount on Hand: \$3,589.00

Economic Activity Taxes:

Total received since inception: \$91,326.00 Amount on Hand: \$19.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$12,477,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

3693 Forest Park (352-115)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Lancaster

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Project includes the rehabilitation of existing building into a mix of residential apartments on the 2nd and 3rd floors and commercial/retail space on the ground floor. The residential component includes 48 units with 48 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

374 South Grand (352-113)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$928,716.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,582,171.00 Amount on Hand: \$928,470.00

Economic Activity Taxes:

Total received since inception: \$330,433.00 Amount on Hand: \$246.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,550,000.00

Anticipated TOTAL Project Costs: \$67,094,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

374 South Grand (352-113)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Union Square Enterprises, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This includes 129 student housing units with a total of 298 beds within a mix of 1, 2, and 3 bedroom layouts, as well as 7,200 SF of commercial space for dining. The building will include 380 below ground parking spaces with 100 available for public use.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	42	Actual to Date:	4
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

3949 Lindell Blvd (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$771.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,061,785.00 Amount on Hand: \$467.00

Economic Activity Taxes:

Total received since inception: \$32,493.00 Amount on Hand: \$304.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$26,478,856.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

3949 Lindell Blvd (352-70)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Hepfner, Smith, Airhart & Day, Inc.
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project proposes the complete redevelopment of the property located at 3949 Lindell Blvd., 4012 McPherson Ave. and 4006 McPherson Ave. in Midtown St. Louis.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	60	Actual to Date:	6
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,004.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,508,987.00 Amount on Hand: \$8,004.00

Economic Activity Taxes:

Total received since inception: \$22,817.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,027,490.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 410 No. Jefferson, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of 5-story, 85,000 s/f warehouse building into a 49 condominium units with related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$108,128.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,825,063.00 Amount on Hand: \$107,972.00

Economic Activity Taxes:

Total received since inception: \$168,447.00 Amount on Hand: \$156.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$6,036,000.00

Anticipated TOTAL Project Costs: \$40,939,971.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

4100 Forest Park (352-86)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Acme Development, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Rehab 1921 warehouse in mixed use commercial, office, and residential

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	11
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4200 Laclede Ave. (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$986.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,578,605.00 Amount on Hand: \$986.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$925,400.00

Anticipated TOTAL Project Costs: \$6,005,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 4200 Laclede Corporation

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 6/1/2002

Plan Description:

Project consists of 4200 Laclede Building into 18 new condos. This has preserved a historical building in the city and increased tax base and resulting tax revenues for the City, and will serve as a catalyst for residential development and private investment in the Central West End.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4900 Manchester (352-112)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,390.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$828,309.00 Amount on Hand: \$36,209.00

Economic Activity Taxes:

Total received since inception: \$493,905.00 Amount on Hand: \$181.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,320,000.00

Anticipated TOTAL Project Costs: \$6,392,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

4900 Manchester (352-112)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): BDG Realty, LLC

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Construction of a 50,000 SF commercial property including St. Louis Science Center and headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	75	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

600 Washington Ave.-St.Louis Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,939.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$7,685,182.00 Amount on Hand: \$10,757.00

Economic Activity Taxes:

Total received since inception: \$714,790.00 Amount on Hand: \$182.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,600,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

600 Washington Ave.-St.Louis Centre (352-88)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Private Sector Developer Spinnaker St. Louis
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Converting the old St. Louis Centre Mall into a parking structure with first floor retail and a second floor movie theater. The project also included the significant renovation of the One City Center office building into competitive Class A office space renamed as 600 Washington.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1000	Actual to Date:	612
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

6300 Clayton Ave. (352-156)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97,003.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,371,989.00 Amount on Hand: \$97,003.00

Economic Activity Taxes:

Total received since inception: \$20,868.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,800,000.00

Anticipated TOTAL Project Costs: \$25,683,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

6300 Clayton Ave. (352-156)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Hibernia Dogtown Development, Inc.
Senate District: 4
House District: 87
Original Date Plan/Project Approved: 7/1/2017

Plan Description:

Redevelopment of a vacant lumberyard with a proposed newly-constructed five-story building with ground floor retail including a grocery store and 100 market rate apartments

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	55	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

634 N. Grand Ave. TIF (352-147)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$62,976.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$260,847.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,000,000.00

Anticipated TOTAL Project Costs: \$53,308,605.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

634 N. Grand Ave. TIF (352-147)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): TLG 634 N Grand, LLC (The Lawrence Group)
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2016

Plan Description:

Rehab of historic building into a mix of retail, office, and hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

706 Market (352-142)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$76,067.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,632,044.00 Amount on Hand: \$76,067.00

Economic Activity Taxes:

Total received since inception: \$3,438,210.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$46,447,466.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

706 Market (352-142)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Market TIF, Inc. (The Komen Group)
Senate District: 5
House District: 18
Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Renovate 128,000 SF former headquarters of General American Life Insurance for the new headquarters of Laclede Gas/Spire

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	750	Actual to Date:	850
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

900 N Tucker (352-158)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$346,710.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$912,558.00 Amount on Hand: \$346,710.00

Economic Activity Taxes:

Total received since inception: \$1,594,325.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$11,850,000.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

900 N Tucker (352-158)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 900 N Tucker Building, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2019

Plan Description:

Redevelopment of the largely vacant former Post Dispatch building, with high visibility on the northern edge of Downtown. The developer proposes a historic rehab of the property with a mix of uses including office space and ground floor retail spaces. The anchor office tenant will be Square with office space available for a new tech business incubator, NOW Accelerator.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1250	Actual to Date:	902
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,579,415.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,397,694.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 9201000, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Adapt two mixed-use historic brick buildings for 44 apartments and ground floor retail and parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	49	Actual to Date:	21
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,594.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$723,777.00 Amount on Hand: \$4,629.00

Economic Activity Taxes:

Total received since inception: \$36,594.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Adler Lofts, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Project at 2021-211 Washington Ave. renovated into 5-story, 52,461 s/f property with 32 loft condo units with commercial space and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ballpark Lofts (352-84)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$82,878.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,301,519.00 Amount on Hand: \$82,878.00

Economic Activity Taxes:

Total received since inception: \$5,780,336.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$86,632,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Ballpark Lofts (352-84)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Ballpark Lofts I, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehab 3 historic bldgs with office and retail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	Actual to Date:	176
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$114.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$377,624.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$560,204.00 Amount on Hand: \$114.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,350,000.00

Anticipated TOTAL Project Costs: \$11,085,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	22	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carondelet Coke (352-140)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$67,335.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$153,837.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$68,675,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Carondelet Coke (352-140)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 93

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

After brownfield clean-up of industrial site, a new access road was constructed east of South Broadway and 650,000 SF of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	Actual to Date:	59
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carondelet South-District #1 (352-110a)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$393.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,334,363.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$345,204.00 Amount on Hand: \$393.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,466,924.00

Anticipated TOTAL Project Costs: \$25,522,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Carondelet South-District #1 (352-110a)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 93
Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into 78 market-rate apartment units and 22,000 SF of commercial space, and new construction of 16 residential units on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	110	Actual to Date:	11
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carondelet South-District #2 (352-110b)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,133.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$100,057.00 Amount on Hand: \$7,100.00

Economic Activity Taxes:

Total received since inception: \$86,979.00 Amount on Hand: \$33.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$498,649.00

Anticipated TOTAL Project Costs: \$6,622,777.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Carondelet South-District #2 (352-110b)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 93

Original Date Plan/Project Approved: 12/1/2009

Plan Description:

The project consists of the rehabilitation of the former Carondelet School into classroom and meeting room uses for Grace Hill Community Center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	16
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carondelet South-District #4 (352-110d)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$91,948.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,010.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$312,144.00

Anticipated TOTAL Project Costs: \$2,009,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Carondelet South-District #4 (352-110d)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 93

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of the property into 8 market-rate apartments and 8,520 SF of commercial space

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carrie Ave. (352-141

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,464.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$48,167.00 Amount on Hand: \$17,464.00

Economic Activity Taxes:

Total received since inception: \$635,797.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$25,776,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Carrie Ave. (352-141)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Development of new industrial projects in two phases on the site of an inactive former railyard.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	150	Actual to Date:	39
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Chouteau Crossing (352-118)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,564.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$637,611.00 Amount on Hand: \$23,507.00

Economic Activity Taxes:

Total received since inception: \$1,629,028.00 Amount on Hand: \$1,057.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,965,000.00

Anticipated TOTAL Project Costs: \$20,106,052.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Chouteau Crossing (352-118)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

2302 Papin includes 120,000 SF of LEED-certified commercial and flex space including office and warehousing. 2602 Papin includes 5,000 SF of retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	170	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

City Foundry (352-151)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$649,987.00 As of: 12/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$24,871.00 Amount on Hand: \$543,234.00

Economic Activity Taxes:

Total received since inception: \$4,094,691.00 Amount on Hand: \$106,753.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,400,000.00

Anticipated TOTAL Project Costs: \$231,260,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

City Foundry (352-151)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): FaPa Partners, LLC (Lawrence Group)

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 1/1/2017

Plan Description:

Redevelopment of a vacant former industrial property with high visibility from Interstate 64 near Grand Center. The developer proposes a rehab of the property maintaining some of the industrial buildings with a mix of uses focusing on dining and retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	860	Actual to Date:	235
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$170.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$538,803.00 Amount on Hand: \$170.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Seaman Development, LLC

Senate District: 4

House District: 83

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$651,328.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$85,029.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): CHD Design Development, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The project consists of commercial spaces on the first floor and residential rental units on floors 3-8 15 parking spaces are located underneath the building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	25	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$771.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,061,785.00 Amount on Hand: \$467.00

Economic Activity Taxes:

Total received since inception: \$32,493.00 Amount on Hand: \$304.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$26,478,856.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Orchard Development Group

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of a 7-story building into 168 residential units, commercial space, and parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,372,787.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$639,849.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,409,000.00

Anticipated TOTAL Project Costs: \$23,574,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Euclid/Buckingham Garage (352-81)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Treasurer, City of St. Louis
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	3	Actual to Date:	11
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$81,933.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,075,661.00 Amount on Hand: \$81,895.00

Economic Activity Taxes:

Total received since inception: \$2,048,646.00 Amount on Hand: \$38.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Fashion Square, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	150	Actual to Date:	4
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$307,386.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$38,047.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$11,511,494.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Ford Building (352-121)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Blue Shutters Development

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Renovation of largely vacant and obsolete apartment building into 36 contemporary apartment units

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	18	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Forest Park TOD (351-157)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$468,965.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,726,604.00 Amount on Hand: \$468,965.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,100,000.00

Anticipated TOTAL Project Costs: \$91,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Forest Park TOD (351-157)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Pearl Capital Management, LLC

Senate District: 4

House District: 84

Original Date Plan/Project Approved: 12/1/2019

Plan Description:

Redevelopment of an existing surface park and outdated retail strip center, with high visibility in the DeBeliviere Place neighborhood. The developer proposes a newly constructed 290 unit apartment building, 30,000 SF of retail space, and 440 structured parking spaces including parking spaces to replace those in the free Metro surface lot, serving the Forest Park Metrolink station.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$120,093.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,133,498.00 Amount on Hand: \$118,374.00

Economic Activity Taxes:

Total received since inception: \$2,077,845.00 Amount on Hand: \$1,719.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,100,000.00

Anticipated TOTAL Project Costs: \$24,439,839.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): City Hospital Development, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 and RPA3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	108
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,376.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,053,769.00 Amount on Hand: \$37,494.00

Economic Activity Taxes:

Total received since inception: \$2,767,150.00 Amount on Hand: \$882.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$32,932,002.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): City Hospital Development, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Construction of new retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	14
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,234,308.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$145,123.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): The George E. Walsh Building, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovate the existing five historic buildings with apartments and ground floor retail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	Actual to Date:	6
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$801,565.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$574,699.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): McGowan Brothers Development Corp., LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2003

Plan Description:

Adaptive reuse of 8 story 60,000 s/f building for 24 loft apartments plus first and second floor commercial.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	48	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,642,029.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$24,434,557.00 Amount on Hand: \$36,116.00

Economic Activity Taxes:

Total received since inception: \$19,912,013.00 Amount on Hand: \$1,605,913.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$104,679,000.00

Anticipated TOTAL Project Costs: \$531,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

Grand Center (352-20)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Grand Center, Inc.

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

A TIF District to engage some 20-30 interrelated arts, entertainment, commercial and residential projects. The projects support the City's performing arts center connecting Downtown and the Central West End.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3891	Actual to Date:	1084
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grasso Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$237,046.07 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,500,577.00 Amount on Hand: \$373.68

Economic Activity Taxes:

Total received since inception: \$4,441,227.00 Amount on Hand: \$236,672.39

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$880,000.00

Property Acquisition and Relocation Costs: \$300,000.00

Project Implementation Costs: \$1,595,000.00

Other: \$725,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$18,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Grasso Plaza

Contact Agency: St. Louis
Contact Phone: (314) 615-4633
Developer(s): Grasso Plaza Development Company
Senate District: 15
House District: 65
Original Date Plan/Project Approved: 4/1/2004

Plan Description:

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Jefferson Arms (2016) (352-155)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$265,618.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$264,554.00 Amount on Hand: \$264,554.00

Economic Activity Taxes:

Total received since inception: \$1,065.00 Amount on Hand: \$1,064.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,000,000.00

Anticipated TOTAL Project Costs: \$103,703,006.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Jefferson Arms (2016) (352-155)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Alterra Jefferson Arms, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2017

Plan Description:

Redevelopment of a vacant former hotel and apartment building, which is one of the largest buildings in Downtown. The developer proposes a historic rehab of the property with a mix of uses including 198 hotel rooms, 239 apartments 18,600 SF of retail space, and indoor parking.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Lambert Airport Eastern Perimeter RPA 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,247.78 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$40,399,388.00 Amount on Hand: \$3,047.42

Economic Activity Taxes:

Total received since inception: \$985,972.00 Amount on Hand: \$16,200.36

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,863,469.00

Property Acquisition and Relocation Costs: \$26,991,714.00

Project Implementation Costs: \$3,528,169.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,383,352.00

Anticipated TOTAL Project Costs: \$107,000,000.00

Financing Method:

TIF Notes
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Lambert Airport Eastern Perimeter RPA 1

Contact Agency: St. Louis

Contact Phone: (314) 615-4633

Developer(s): NorthPark Partners, LLC

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Completion of Public Infrastructure Improvements necessary for construction of a business and industrial park, as follows road improvements mass grading and excavation building and site demolition environmental remediation detention, landscaping and irrigation sanitary & sewer improvements extension and resurfacing utility improvements, upgrades and relocations traffic signalization sidewalks and pedestrian trails improvements to and creation of the Maline Creek Greenway.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	4000	Actual to Date:	2500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Lambert Airport Eastern Perimeter RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,836,530.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,836,530.00

Anticipated TOTAL Project Costs: \$18,421,095.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

St. Louis

Lambert Airport Eastern Perimeter RPA 2

Contact Agency: St. Louis

Contact Phone: (314) 615-4633

Developer(s): NA

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

A single family neighborhood incorporating renovation of existing occupied single-family residences, selected renovation of vacant single-family residences and the construction of new single-family residences.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Leather Trades Building-1600 Locust St. (352-99)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$123,344.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$34,136.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$23,055,050.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

Leather Trades Building-1600 Locust St. (352-99)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): St. Louis Leased Housing Assoc. II, L.P.
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 8/1/2007

Plan Description:

The plan calls for rehabilitating the former warehouse into commercial and residential uses. 86 artist lofts with first floor commercial

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Lemay Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,390.27 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$778,330.00 Amount on Hand: \$0.18

Economic Activity Taxes:

Total received since inception: \$823,377.00 Amount on Hand: \$19,390.09

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$785,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$350,000.00

Other: \$215,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$5,538,760.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 3

St. Louis

Lemay Plaza

Contact Agency: St. Louis

Contact Phone: (314) 615-4633

Developer(s): Kimco of Missouri, Inc.

Senate District: 1

House District: 96

Original Date Plan/Project Approved: 9/1/2004

Plan Description:

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,308,339.00 Amount on Hand: \$39.00

Economic Activity Taxes:

Total received since inception: \$1,454,607.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2002

Plan Description:

Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	237	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$639,144.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$219,180.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,130,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Ludwig Partners, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	52	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Magnolia-Thurman (352-103)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$489,284.00 Amount on Hand: \$6,973.00

Economic Activity Taxes:

Total received since inception: \$14,927.00 Amount on Hand: \$8.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$570,000.00

Anticipated TOTAL Project Costs: \$4,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Magnolia-Thurman (352-103)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Paramount Property Dev. LLC

Senate District: 5

House District: 80

Original Date Plan/Project Approved: 4/1/2006

Plan Description:

The project included the rehab of a historic apartment building and adjacent lot into 24 residential condos and associated parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Marquette Building-413-27 Olive St. (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$272,713.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,620,984.00 Amount on Hand: \$272,713.00

Economic Activity Taxes:

Total received since inception: \$178,699.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Marquette Building-413-27 Olive St. (352-57)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): TLF Marquette, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

In 2014, apartments being converted to condos.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Mayfair Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,377.85 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,826,215.00 Amount on Hand: \$0.91

Economic Activity Taxes:

Total received since inception: \$1,278,226.00 Amount on Hand: \$36,736.94

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,697,500.00

Property Acquisition and Relocation Costs: \$2,800,000.00

Project Implementation Costs: \$2,426,165.00

Other: \$847,068.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,770,733.00

Anticipated TOTAL Project Costs: \$9,770,733.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 5

St. Louis

Mayfair Plaza

Contact Agency: St. Louis
Contact Phone: (314) 615-4633
Developer(s): Koman Properties, Inc. Mayfair Acquisitions, LLC
Senate District: 13
House District: 81
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Acquisition, renovation, and reconstruction of the Mayfair Plaza Shopping Center and parcels adjacent thereto, the demolition of certain structures, the construction of new retail and commercial space and outlots and related site and infrastructure improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,356.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$521,636.00 Amount on Hand: \$47,356.00

Economic Activity Taxes:

Total received since inception: \$386,918.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$5,609,529.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Midtown Lofts (352-116)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Midtown LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Project includes the renovation of properties into a mix of residential, office, and commercial uses. This includes 10,373 SF of commercial space and 7,015 SF of residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	58	Actual to Date:	116
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$661.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,132,443.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$661.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,592,938.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Gilded Age Renovation

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in project area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,728.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,528,246.00 Amount on Hand: \$40,728.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Loftworks, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	15	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Municipal Courts Building (352-139)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$70,134.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$70,134.00 Amount on Hand: \$70,134.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,870,000.00

Anticipated TOTAL Project Costs: \$60,245,474.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Municipal Courts Building (352-139)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): MCB Hotel Owner, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2017

Plan Description:

Conversion of vacant historic courts building to hotel.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

N. Broadway Carrie (352-130)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,725.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,639,399.00 Amount on Hand: \$39,073.00

Economic Activity Taxes:

Total received since inception: \$2,019,000.00 Amount on Hand: \$1,652.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$13,216,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

N. Broadway Carrie (352-130)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Assemble and clear multiple parcels to develop a mix of commercial uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	80	Actual to Date:	41
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Northeast Hampton/Berthold (32-138)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,568.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,420,891.00 Amount on Hand: \$34,568.00

Economic Activity Taxes:

Total received since inception: \$1,370,579.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$13,200,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Northeast Hampton/Berthold (32-138)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): TriStar Imports, Inc.

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 1/1/2013

Plan Description:

Demolished unoccupied TV station and constructed Tri-Star Mercedes Dealership.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	60	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Northeast Hampton I-44 Ackerman Toyota (352-146)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$80,995.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,055,088.00 Amount on Hand: \$80,995.00

Economic Activity Taxes:

Total received since inception: \$699,195.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,136,000.00

Anticipated TOTAL Project Costs: \$17,925,125.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Northeast Hampton I-44 Ackerman Toyota (352-146)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Jerry Ackerman Motor Company

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2016

Plan Description:

Former Metro St. Louis Sewer District property was vacant due to relocation. The aging property was functionally obsolete. The existing buildings have been demolished and will be replaced with an automobile dealership.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	80	Actual to Date:	88
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Northgate (352-153)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$65,638.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$806,696.00 Amount on Hand: \$65,638.00

Economic Activity Taxes:

Total received since inception: \$369,442.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,374,377.00

Anticipated TOTAL Project Costs: \$25,947,932.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Northgate (352-153)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Pace-Delmar Associates, L.L.C.

Senate District: 4

House District: 84

Original Date Plan/Project Approved: 2/1/2017

Plan Description:

Redevelopment of a former gas station site on a prominent corner in the Loop entertainment district. The newly constructed three-story building includes first floor retail facing the busy Delmar and Skinker frontages below two floors of office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	280	Actual to Date:	155
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Northside Regeneration (352-126)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,470,751.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,713,888.00 Amount on Hand: \$667,910.00

Economic Activity Taxes:

Total received since inception: \$4,792,550.00 Amount on Hand: \$802,841.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$399,868,325.00

Anticipated TOTAL Project Costs: \$8,245,396,058.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Northside Regeneration (352-126)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Northside Regeneration, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Planned mixed-use development of 4,634 parcels totaling approximately 1,112 acres of land. The vast majority of the parcels include vacant land or vacant buildings. The development will include a mix of 4.5 million square feet of office and business space, one million square feet of retail and entertainment space, 2,200 single-family homes and approximately 7,800 apartments and condos.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	22245	Actual to Date:	994
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,433,581.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Desco Group, Inc.

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2007

Plan Description:

Renovation of 5-level, 242,000 s/f historic Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	350	Actual to Date:	203
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Packard Lofts-2221 Locust St. (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,303.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$926,796.00 Amount on Hand: \$5,303.00

Economic Activity Taxes:

Total received since inception: \$232,410.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,814,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Packard Lofts-2221 Locust St. (352-74)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Packard Lofts, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with the first floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	25	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,189.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$674,588.00 Amount on Hand: \$38,975.00

Economic Activity Taxes:

Total received since inception: \$813,850.00 Amount on Hand: \$3,214.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Page Partners III, LLC
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Construct a 14,738 s/f Walgreens and related parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	Actual to Date:	9
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Park Pacific (352-90)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,370.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,308,722.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,125,538.00 Amount on Hand: \$3,370.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Park Pacific (352-90)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Parkside Tower, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehab the old Union Pacific bldg into apartments and commercial plus construct 1,000 space parking garage

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	30	Actual to Date:	89
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,846,248.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,363.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,264,200.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Pyramid Construction, Inc.

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adaptive reuse of the Paul Brown Building for 222 mixed income apartments, ground floor retail, and parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	235	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Pet Building-400 S. 4th St. (352-65)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,747,919.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$55,566.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$43,495,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Pet Building-400 S. 4th St. (352-65)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Balke Brown Associates

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,665,801.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$213,184.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Printers Lofts, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

RPA 1 renovate 2 existing structures for 17,500 s/f ground floor commercial, 121,725 s/f of residential 74 loft condominiums plus parking, RPA2 Construct mixed use building on remainder of site.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	12
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Railway Exchange Building (352-128)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,260.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$135,145.00 Amount on Hand: \$35,260.00

Economic Activity Taxes:

Total received since inception: \$583,361.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,800,000.00

Anticipated TOTAL Project Costs: \$111,715,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Railway Exchange Building (352-128)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): RNY, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

Renovation and reconfiguration of the Macy's department store for a mix of uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	2800	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,673.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,949,282.00 Amount on Hand: \$51,673.00

Economic Activity Taxes:

Total received since inception: \$57,422.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovation of existing 96,000 s/f 9 story building for ground floor commercial and 41 residential condos

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

REO (352-117)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,588.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$395,573.00 Amount on Hand: \$26,588.00

Economic Activity Taxes:

Total received since inception: \$85,310.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$5,156,023.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

REO (352-117)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Midtown TIF Company, Inc.

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

3141-47 Locust Street was redeveloped into a mixed-use building with contains office, retail, and live/work spaces as well as nine residential apartments. 3144 Locust was redeveloped into parking to supplement the project. The overall project includes about 12,825 SF of commercial space and 11,040 SF of residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	35	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Security Building (352-40)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Security Building Partners, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	225	Actual to Date:	12
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$192,738.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,466.00 Amount on Hand: \$1.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovate three four-family two-story buildings into six for-sale condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,817.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,665,532.00 Amount on Hand: \$14,615.00

Economic Activity Taxes:

Total received since inception: \$309,874.00 Amount on Hand: \$202.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Rehabilitation of the 5-story Welsch Baby Carriage building for 127,032 SF of residential space for 132 apartments and another 23,618 SF of retail and office space, plus a residential parking lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	60	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,680.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$679,101.00 Amount on Hand: \$3,660.00

Economic Activity Taxes:

Total received since inception: \$59,179.00 Amount on Hand: \$20.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,688,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Southside National, LLC

Senate District: 5

House District: 80

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of the National Bank Building into commercial space and residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	60	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$114,441.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,056,475.00 Amount on Hand: \$37,006.00

Economic Activity Taxes:

Total received since inception: \$6,381,337.00 Amount on Hand: \$77,435.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Developers Diversified Realty

Senate District: 4

House District: 80

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

Approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	Actual to Date:	57
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

St. Louis Innovation District (352-137)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$301,789.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$35,726,271.00 Amount on Hand: \$21,442.00

Economic Activity Taxes:

Total received since inception: \$25,336,127.00 Amount on Hand: \$280,347.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$85,400,000.00

Anticipated TOTAL Project Costs: \$937,100,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

St.Louis Innovation District (352-137)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): St. Louis Innovation District, LLC (Cortex)
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2013

Plan Description:

This is a mixed-use project including 11 RPAs. The total expected development on 150 acres will total 2.1 billion and is located between the Washington University Medical Center and St. Louis University.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	15760	Actual to Date:	3172
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,890.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$9,153,239.00 Amount on Hand: \$5,812.00

Economic Activity Taxes:

Total received since inception: \$233,236.00 Amount on Hand: \$3,078.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,200,000.00

Anticipated TOTAL Project Costs: \$68,897,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condos, 84 loft style rental apartment units plus office and retail development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Taylor Carrie (352-123)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$428.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$47,450.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,458,135.00 Amount on Hand: \$428.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,050,000.00

Anticipated TOTAL Project Costs: \$20,661,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Taylor Carrie (352-123)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

Redevelopment of parcel as 85,700 SF commercial building with a mix of warehouse, office, and showroom spaces.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	36	Actual to Date:	43
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$864.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$567,222.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$492,365.00 Amount on Hand: \$864.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Tech Electronics Inc

Senate District: 4

House District: 84

Original Date Plan/Project Approved: 2/1/2002

Plan Description:

Project consists of constructing a 7,000 s/f one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55k to 65k per year

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,913.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,178,222.00 Amount on Hand: \$22,656.00

Economic Activity Taxes:

Total received since inception: \$530,428.00 Amount on Hand: \$257.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	58	Actual to Date:	9
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Armory District (352-154)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$203,723.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$203,723.00 Amount on Hand: \$203,723.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,118,250.00

Anticipated TOTAL Project Costs: \$82,825,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

The Armory District (352-154)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Green Street Development Group LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2017

Plan Description:

Redevelopment of a vacant former armory building with high visibility from Interstate 64 near Grand Center. The developer proposes a historic rehab of the property with a mix of uses including recreational/sports courts, bar and restaurant, and event space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	700	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Cloisters-2500 S. 18th St. (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,390.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$675,085.00 Amount on Hand: \$2,390.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Restoration St. Louis, Inc.

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Foundry (352-95)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,397.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$86,179.00 Amount on Hand: \$714.00

Economic Activity Taxes:

Total received since inception: \$239,067.00 Amount on Hand: \$683.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$4,385,305.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

The Foundry (352-95)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 1911 Locust, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 5/1/2007

Plan Description:

Rehab former industrial building into commercial and retail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	3
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$324,820.00 As of: 11/10/2025

Payments in Lieu of Taxes:

Total received since inception: \$4,675,340.00 Amount on Hand: \$324,663.00

Economic Activity Taxes:

Total received since inception: \$523,215.00 Amount on Hand: \$157.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$24,068,124.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): City Hospital Development, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 and RPA3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	Actual to Date:	67
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Laurel/555 Washington (352-109)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$235,223.00 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$11,425,386.00 Amount on Hand: \$197,829.00

Economic Activity Taxes:

Total received since inception: \$3,694,050.00 Amount on Hand: \$37,394.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,000,000.00

Anticipated TOTAL Project Costs: \$182,051,185.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

The Laurel/555 Washington (352-109)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Laurel TIF Apartments Hotel, Inc.
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation and redevelopment of the former Dillards Building into retail, restaurant, hotel, and apartment uses, together with parking to be known as The Laurel. The hotel will have 212 rooms, 200 apartments, with 30,000 sq ft of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	69
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Union Club (352-83)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,071,653.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,191.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,678,070.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

The Union Club (352-83)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condo units above the garage and approximately 6,100 s/f of street level retail space, but are not TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Tudor Building/1818 Washington (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,631,222.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$435,105.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,895,535.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

St. Louis

Tudor Building/1818 Washington (352-91)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): 1818 Washington Tudor Partners, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovation of the long vacant Tudor Building into first floor retail and second floor apartments

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	90	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Union Station Phase 2 (352-145)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$304,056.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,171,165.00 Amount on Hand: \$240,970.00

Economic Activity Taxes:

Total received since inception: \$5,384,830.00 Amount on Hand: \$63,086.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$18,500,000.00

Anticipated TOTAL Project Costs: \$69,949,676.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Union Station Phase 2 (352-145)

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): USH, LLC (Lodging Hospitality Management)
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 2/1/2015

Plan Description:

Renovate Union Station to provide additional entertainment, amusement, and restaurant facilities to Downtown St. Louis for residents and visitors.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	350	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$90,034.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,397,251.00 Amount on Hand: \$89,994.00

Economic Activity Taxes:

Total received since inception: \$90,264.00 Amount on Hand: \$40.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,930,180.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation, and equipping of the Willy's Overland Building formerly known as the SJI Building for National Systems Inc. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,050.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$368,799.00 Amount on Hand: \$19,232.00

Economic Activity Taxes:

Total received since inception: \$1,707,263.00 Amount on Hand: \$1,818.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): W.C. & D. Enterprises

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	76	Actual to Date:	45
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,792.00 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$5,820,412.00 Amount on Hand: \$85,792.00

Economic Activity Taxes:

Total received since inception: \$1,079,489.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,495,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 3146573773

Developer(s): University Village Apartments

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of seven buildings, totaling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Washington East Condominiums-901 & 1001-15

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$164,852.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$6,800,850.00 Amount on Hand: \$164,810.00

Economic Activity Taxes:

Total received since inception: \$864,998.00 Amount on Hand: \$42.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$60,280,847.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

St. Louis

Washington East Condominiums-901 & 1001-15

Contact Agency: St. Louis
Contact Phone: 314-657-3773
Developer(s): Pyramid Construction, Inc.
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Redevelopment of 901, 1001-15 Washington Avenue and 1010 Lucas Street to renovate four loft buildings for retail, office, and residential condos with parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	64	Actual to Date:	48
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,231.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,278,494.00 Amount on Hand: \$9,231.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$18,562,643.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): KN&C, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project anticipates the development of approximately 80 residential condominium units, three penthouse loft condominium units, and 24,000 s/f of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	60	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,427.00 As of: 11/6/2025

Payments in Lieu of Taxes:

Total received since inception: \$16,488.00 Amount on Hand: \$2,427.00

Economic Activity Taxes:

Total received since inception: \$1,881,962.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): The National System, Inc.

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 6/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National Systems Inc. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,557.00 As of: 11/4/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,533,630.00 Amount on Hand: \$3,382.00

Economic Activity Taxes:

Total received since inception: \$691,565.00 Amount on Hand: \$175.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

Contact Agency: St. Louis

Contact Phone: 314-657-3773

Developer(s): 1601 Washington, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovate existing 120,000 s/f building for 75,250 s/f of commercial uses and 45,150 s/f of residential lofts 33 condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	60	Actual to Date:	7
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Affton Plaza Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,727.75 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$1,089,237.00 Amount on Hand: \$0.85

Economic Activity Taxes:

Total received since inception: \$547,932.00 Amount on Hand: \$23,726.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$900,000.00

Project Implementation Costs: \$2,250,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,250,000.00

Anticipated TOTAL Project Costs: \$21,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis County

Affton Plaza Redevelopment

Contact Agency: St. Louis County

Contact Phone: (314) 615-4633

Developer(s): Affton Plaza JV, LLC

Senate District: 1

House District: 82

Original Date Plan/Project Approved: 3/1/2016

Plan Description:

The renovation and rehabilitation of the existing Affton Plaza shopping center and the potential construction of new commercial buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Fenton Logistics Park

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$28,858.74 As of: 9/24/2025

Payments in Lieu of Taxes:

Total received since inception: \$8,361,479.85 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,066,826.95 Amount on Hand: \$28,858.74

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,985,000.00

Property Acquisition and Relocation Costs: \$16,400,000.00

Project Implementation Costs: \$34,645,694.00

Other: \$45,123,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$113,153,694.00

Anticipated TOTAL Project Costs: \$222,380,694.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis County

Fenton Logistics Park

Contact Agency: St. Louis County
Contact Phone: (314) 615-4633
Developer(s): Fenton Land investors LLC.
Senate District: 15
House District: 096
Original Date Plan/Project Approved: 9/1/2016

Plan Description:

The redevelopment area is to be used as a logistics park, which is expected to include a mix of industrial, office and retail uses consistent with market demands and local zoning requirements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	2827	Actual to Date:	1875
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,000.00 As of: 11/12/2025

Payments in Lieu of Taxes:

Total received since inception: \$153,969.25 Amount on Hand: \$3,438.16

Economic Activity Taxes:

Total received since inception: \$69,943.25 Amount on Hand: \$1,561.84

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,325,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,543,750.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,368,750.00

Anticipated TOTAL Project Costs: \$33,368,750.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): None

Senate District: 3

House District: 145

Original Date Plan/Project Approved: 4/1/2013

Plan Description:

Converting existing deteriorating and vacant buildings into retail, office and service space. Repair and improve municipal infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	Actual to Date:	45
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Number of Retained Jobs:

Projected:	100	Actual to Date:	20
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Ste. Genevieve

Redevelopment Plan for the Ozora Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$77,744.14 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$147,031.45 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,850,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$580,000.00

Other: \$400,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,930,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Ste. Genevieve

Redevelopment Plan for the Ozora Area TIF

Contact Agency: Ste. Genevieve

Contact Phone: 5738837202

Developer(s): Crawford Oil Company

Senate District: 3

House District: 145

Original Date Plan/Project Approved: 9/1/2012

Plan Description:

Rehabilitate Ozora Truck Stop and country store and environmental remediation

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,662.65 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$735,303.31 Amount on Hand: \$377.67

Economic Activity Taxes:

Total received since inception: \$2,127,995.08 Amount on Hand: \$5,284.98

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$240,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$117,500.00

Other: \$3,750,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,107,500.00

Anticipated TOTAL Project Costs: \$9,283,006.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): TALONG COMPANIES (FORMERLY LAFARGE
CONSTRUCTION

Senate District: 11

House District: 20

Original Date Plan/Project Approved: 5/1/2003

Plan Description:

Project includes relocation of regional sales office, rehabilitation of closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	Actual to Date:	36
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Number of Retained Jobs:

Projected:	10	Actual to Date:	10
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Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,103,888.00

Property Acquisition and Relocation Costs: \$5,857,000.00

Project Implementation Costs: \$9,278,339.00

Other: \$1,485,289.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,724,516.00

Anticipated TOTAL Project Costs: \$43,603,666.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): NONE

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 5/1/2007

Plan Description:

The redevelopment area will be developed as commercial retail use. Project 1 Supermarket, 5 commercial/retail pad sites, and a Community Center. Project 2 National retail store, 2 commercial/retail pad sites and an existing Sonic and Taco Bell.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	61	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

The Bluffs at Sugar Creek Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$43,660,105.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$115,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$43,775,105.00

Anticipated TOTAL Project Costs: \$170,306,630.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sugar Creek

The Bluffs at Sugar Creek Tax Increment Financing

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): NONE

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 1/1/2007

Plan Description:

The proposed redevelopment plan includes four phases of development of primarily light industrial manufacturing, commercial retail and office space, roadways and other infrastructure and greenways. The plan also provides for public infrastructure improvements including sewer, storm water, and roads.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1045	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Tax Increment Financing Commission

Pioneer Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$408,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,538,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,465,842.00

Other: \$4,658,138.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,123,980.00

Anticipated TOTAL Project Costs: \$24,283,379.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Tax Increment Financing Commission

Pioneer Plaza Tax Increment Financing Plan

Contact Agency: Tax Increment Financing Commission

Contact Phone: (816) 691-2109

Developer(s): Los Robles Capital Management, LLC

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 8/1/2020

Plan Description:

The Plan provides for the acquisition and demolition of an existing vacant retail bldg and the construction of an approx. 48,500 square-foot full service grocery store, including a pharmacy, new surface parking lot, and necessary infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	115	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	60
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Trenton

Orschelns

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$356,144.11 As of: 10/31/2025

Payments in Lieu of Taxes:

Total received since inception: \$188,599.55 Amount on Hand: \$188,599.55

Economic Activity Taxes:

Total received since inception: \$167,544.56 Amount on Hand: \$167,544.56

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$663,000.00

Property Acquisition and Relocation Costs: \$287,000.00

Project Implementation Costs: \$50,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$5,178,654.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Trenton

Orschelns

Contact Agency: Trenton

Contact Phone: 6603594310

Developer(s): Orscheln Farm and Home LLC

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 5/1/2020

Plan Description:

Construction of an approximately 37,026 square foot Orscheln Farm and Home store and associate sitework and infrastructure, as permitted by the Comprehensive Plan in the Redevelopment Project Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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UNIVERSITY CITY

Olive Blvd Commercial Corridor & Res Con RPA 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,220,986.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$276,857.00 Amount on Hand: \$61,796.00

Economic Activity Taxes:

Total received since inception: \$1,636,830.00 Amount on Hand: \$2,245,503.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$70,500,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,500,000.00

Anticipated TOTAL Project Costs: \$189,500,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

UNIVERSITY CITY

Olive Blvd Commercial Corridor & Res Con RPA 1

Contact Agency: UNIVERSITY CITY

Contact Phone: 3148626767

Developer(s): U City, LLC

Senate District: 14

House District: 86

Original Date Plan/Project Approved: 6/1/2019

Plan Description:

The Redevelopment Plan proposes that RPA 1 be redeveloped for commercial and residential uses, including retail, restaurant, office, multi-family apartments, senior living apartments and a hotel.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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UNIVERSITY CITY

Olive Blvd Commercial Corridor & Res Con RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,148.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$6,455.00

Economic Activity Taxes:

Total received since inception: \$18,845.00 Amount on Hand: \$3,848.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$13,800,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,800,000.00

Anticipated TOTAL Project Costs: \$13,800,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

UNIVERSITY CITY

Olive Blvd Commercial Corridor & Res Con RPA 2

Contact Agency: UNIVERSITY CITY

Contact Phone: 3148626767

Developer(s): na

Senate District: 14

House District: 86

Original Date Plan/Project Approved: 6/1/2019

Plan Description:

The Redevelopment Plan proposes that RPA 2 be redeveloped to promote residential conservation of existing properties through loan and grant programs, public improvements, land acquisition, demolition and new construction.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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UNIVERSITY CITY

Olive Blvd Commercial Corridor & Res Con RPA 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,306,398.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$569,510.00 Amount on Hand: \$502,627.00

Economic Activity Taxes:

Total received since inception: \$179,369.00 Amount on Hand: \$54,892.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$5,040,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,040,000.00

Anticipated TOTAL Project Costs: \$5,040,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

UNIVERSITY CITY

Olive Blvd Commercial Corridor & Res Con RPA 3

Contact Agency: UNIVERSITY CITY

Contact Phone: 3148626767

Developer(s): na

Senate District: 14

House District: 86

Original Date Plan/Project Approved: 6/1/2019

Plan Description:

The Redevelopment Plan proposes that RPA 3 be redeveloped to promote commercial development through loan and grant programs, public improvements, land acquisition, demolition and new construction.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Village of Sunrise Beach

Sunrise Beach Market Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$55,824.87 As of: 11/3/2025

Payments in Lieu of Taxes:

Total received since inception: \$386,526.83 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,040,846.36 Amount on Hand: \$55,824.87

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,142,600.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$867,400.00

Other: \$240,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,350,000.00

Anticipated TOTAL Project Costs: \$19,184,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 20

Village of Sunrise Beach

Sunrise Beach Market Center TIF Plan

Contact Agency: Village of Sunrise Beach

Contact Phone: (573) 374-8782

Developer(s): Super Market Developers, Inc.

Senate District: 16

House District: 124

Original Date Plan/Project Approved: 6/1/2012

Plan Description:

A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	120
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Warrenton

Warrenton West Development TIF RPA1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$864,682.80 As of: 11/5/2025

Payments in Lieu of Taxes:

Total received since inception: \$748,273.59 Amount on Hand: \$136,223.80

Economic Activity Taxes:

Total received since inception: \$2,222,282.95 Amount on Hand: \$486,680.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,253,633.00

Property Acquisition and Relocation Costs: \$4,746,367.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,000.00

Anticipated TOTAL Project Costs: \$25,311,256.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 10

Warrenton

Warrenton West Development TIF RPA1

Contact Agency: Warrenton
Contact Phone: 636-456-3535
Developer(s): Conrad Property Ventures LLC
Senate District: 10
House District: 42
Original Date Plan/Project Approved: 1/1/2017

Plan Description:

The Plan provides for the demolition, removal, rehabilitation, and/or redevelopment of certain existing structures and the construction and development of new structures, improvements, and infrastructure within five redevelopment project areas. The RPA 1 Redevelopment Project the only approved project calls for construction of approximately 183,000 square feet of an existing shopping center and the construction of up to approximately 155,000 square feet of new buildings for commercial uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	54	Actual to Date:	134
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Number of Retained Jobs:

Projected:	15	Actual to Date:	2
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Washington

Downtown Washington Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,285,306.41 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$3,221,348.40 Amount on Hand: \$977,693.79

Economic Activity Taxes:

Total received since inception: \$482,382.94 Amount on Hand: \$307,612.62

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,822,795.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$4,650,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,855,900.00

Anticipated TOTAL Project Costs: \$35,537,250.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Washington

Downtown Washington Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 636-390-1040
Developer(s): L.B. Ecklekamp Jr. Chairman of the Board
Senate District: 26
House District: 109
Original Date Plan/Project Approved: 2/1/2007

Plan Description:

A redevelopment of the Bank of Washington and surrounding properties.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	15	Actual to Date:	270
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Number of Retained Jobs:

Projected:	200	Actual to Date:	255
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Washington

Front Street Development, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,124.47 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$359,789.59 Amount on Hand: \$85,124.47

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,881.00

Property Acquisition and Relocation Costs: \$1,391,644.00

Project Implementation Costs: \$10,477,510.00

Other: \$115,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,535,035.00

Anticipated TOTAL Project Costs: \$12,535,035.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Washington

Front Street Development, LLC

Contact Agency: Washington
Contact Phone: 636-390-1040
Developer(s): Unerstall Construction
Senate District: 26
House District: 109
Original Date Plan/Project Approved: 2/1/2017

Plan Description:

A mixed use development meant to redevelop a long blighted area. The development was intended to bring in at least 30 residential units and 5,000 sq. ft. of commercial space to under utilized land downtown as well as bury utilities, replace sidewalks, and provide new street lighting.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Washington

Rhine River Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$25,837.80 As of: 11/11/2025

Payments in Lieu of Taxes:

Total received since inception: \$803,516.83 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$429,317.78 Amount on Hand: \$25,837.80

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,025,000.00

Property Acquisition and Relocation Costs: \$505,000.00

Project Implementation Costs: \$175,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,705,000.00

Anticipated TOTAL Project Costs: \$7,805,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Washington

Rhine River Redevelopment Plan & Project

Contact Agency: Washington

Contact Phone: 636-390-1040

Developer(s): Unerstall Construction

Senate District: 26

House District: 109

Original Date Plan/Project Approved: 7/1/2010

Plan Description:

The plan consisted of residential and commercial uses that entail the rehabilitation of certain existing sites and provide construction for new buildings and site improvements to the area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	85
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Number of Retained Jobs:

Projected:	24	Actual to Date:	85
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Wentzville

I-70 Corporate Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Wentzville

I-70 Corporate Parkway

Contact Agency: Wentzville

Contact Phone: 6366392015

Developer(s): na

Senate District: 2

House District: 107

Original Date Plan/Project Approved: 1/1/2020

Plan Description:

There is not and there will not be a project or plan.

Plan/Project Status: Inactive

Area Type: Economic Development

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

M&B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$892,014.75

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$892,014.75

Anticipated TOTAL Project Costs: \$892,014.75

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Wentzville

M&B Sachs Business Park Extension

Contact Agency: Wentzville

Contact Phone: 6366392015

Developer(s): na

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 12/1/2005

Plan Description:

The building of public infrastructure necessary to complete sites for industrial activities. The provision of roadways, sanitary sewers and storm sewers and drainage ways adequately sized and constructed to handle anticipated users

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

South 70 Commercial Area-East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Wentzville

South 70 Commercial Area-East

Contact Agency: Wentzville

Contact Phone: 6366392015

Developer(s): na

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 1/1/2020

Plan Description:

There is not and there will not be a Plan or Project

Plan/Project Status: Inactive

Area Type: Economic Development

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/19/2025

Payments in Lieu of Taxes:

Total received since inception: \$2,496,618.37 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,124,030.68 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,775,000.00

Property Acquisition and Relocation Costs: \$711,000.00

Project Implementation Costs: \$499,000.00

Other: \$300,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,285,000.00

Anticipated TOTAL Project Costs: \$61,838,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

West Plains

S. US Hwy 160

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Kevin Guffey Games People Play
Senate District: 33
House District: 154
Original Date Plan/Project Approved: 10/1/2005

Plan Description:

Same as previous reports, no changes or new plans

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	80	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/17/2025

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,376,738.74 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,960,385.00

Anticipated TOTAL Project Costs: \$3,904,249.00

Financing Method:

Pay As You Go

Loan

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Walmart, R. Hoover, R. Silvey, Carey Stewart
Senate District: 33
House District: 154
Original Date Plan/Project Approved: 5/1/1994

Plan Description:

same as previous reports, no new areas or projects

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	701	Actual to Date:	701
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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West Plains

U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

Payments in Lieu of Taxes:

Total received since inception: \$73,134.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$372,834.42 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$32,005,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

West Plains

U.S. Highway 63 Bypass

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Rick Hoover
Senate District: 33
House District: 154

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Phase 1 - contains a national restaurant chain, strip mall, and a stand alone pharmacy.
Phase 2 - future plans for retail

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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